



TOWN OF WEST BOYLSTON PLANNING BOARD planningboard@westboylston-ma.gov
140 Worcester Street ** West Boylston MA 01583 ** Phone 774-261-4073

MEETING MINUTES

July 11, 2018

Members Present: Paul Anderson (Chair), Vincent Vignaly, Marc Frieden, Barur Rajeshkumar

Members Absent: Sarah Miles

Others Present: See Attached Sign-In Sheet

All documents referenced in these Minutes are stored and available for public inspection in the Planning Board Office located at 140 Worcester Street.

The regular meeting began at 8:04 p.m. following the public hearing for Emuge Corporation.

Briarwood CCRC (Vote on Waiver Requests and Decisions for the Special Permit, Site Plan Approval, and Stormwater Permit) – Attorney Robert Longden said the revised approval letter is acceptable to the applicant in all respects. Mr. Vignaly made a motion to approve the waivers (not analyze proposed traffic scheme and vehicle trip information) as noted in the board’s approval letter dated July 11, 2018; Mr. Rajeshkumar seconded; all voted in favor; motion approved. Mr. Frieden made a motion to approve a Certificate of Final Site Plan Review Approval, Amended Special Permit, and Stormwater Management Approval with the conditions noted therein; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

Review Draft Letter to Paul Conger (242 Woodland Street) regarding SPR Compliance – Mr. Frieden will have it prepared for the August 8th meeting.

Village Center Zoning Update – Elizabeth Wood and Eli Goldman attended. Ms. Wood reviewed the history of the project, the comments, and back to the 2005 Master Plan. There are grants to help continue with the project. The villages of Oakdale, Pinecroft and the Town Center are areas of interest to include in the Village Center District. A Village Center District is the creation of a town center that is walkable and has mixed uses (apartments upstairs with businesses downstairs), complete streets and parking in the back of the buildings, not in the front. She provided a draft ordinance for review/comments. She suggested working on the “Purpose” since that is the basis of the ordinance.

The board wants an actual Village Center District, not an Overlay District. The board would like to discourage fast food restaurants in the Village Center District. They would like it to be a more quiet, residential aspect with businesses that can fit into it. Mr. Frieden said it should be allowed “as of right”. Ms. Wood said it is a long-term plan (50-/100-year plan) as businesses and uses turn over. She will draft a Press Release and send it to the board for review at the August 8th meeting. It will be published in the Item, the town website and sign, and Facebook. Mr. Anderson will forward the board’s comments to Ms. Wood as well as photos to use to show what the street would look like if the ordinance was in place. A workshop will be held on August 21st at 7PM.

New Business/Review of Correspondence/Emails:

Proposed Changes to the Senior Center Site – William Murray (Places Associates) provided a summary and plan sheet of the proposed changes and the reason/explanation for changes to (1) the gas line being relocated from the connection in Horseshoe Drive to Prescott Street; (2) relocating the water quality unit and roof drains of the drainage system; and (3) changes to the sewer system {pipe slopes and sewer placements}. There was also a minor change to the electric line. He said the previous change for the gas line that was brought before the board did not take place. There were discussions as to whether the changes tonight were minor and would require an amended site plan or could be included on the as-built plan. Mr. Frieden made a motion to accept the changes as minor and to be included on the as-built plan; Mr. Vignaly seconded; all voted in favor; motion approved.

127 Hartwell Street (neighbor complaint about land clearing to close to their property) – Joe Orciani (92 Shrewsbury Street) spoke with Mr. Rajeshkumar and sent an email to the board with photos about the land clearing being done at 127 Hartwell Street saying they have cleared beyond the property boundary onto his property and well past the 10' setback. Mr. Orciani was present but left before his issue was discussed. The property owner of 127 Hartwell Street (Steve Migridichian) did respond with the following email:

“The one vine infested tree that I believe Mr. Orciani is talking about was probably on the line.....but the tree had about 4 shoots coming out of the base and all of them leaning in the wrong direction. That tree was loaded with ivy, bitterroot and sumac, and there was no way to prune the vines without taking the tree down. The rest of the vegetation to the north (heading further to the rear of the property) of that one tree was entirely on our property. And both the contractor and his tree clearing sub was aware of this action. Also, the pictures you refer to and the “cleaning beyond the property boundary” did in fact extend onto Mr. Orciani’s lot which was necessitated to clear the stump and root system to minimize settling of this organic matter down the road. We will restore, regrade and reseed when the project is done. And while the submitted plans do not take this restoration effort into account, in regards to the loss of the tree line, we will gladly add a nice row of manicured, vine free evergreen trees to act as a natural barrier similar to the neighbors requests and concerns at the 70 Project. We were going to do that even minus this input from Mr. Orciani.” Mr. Anderson will follow-up with Mr. Orciani.

90 Sterling Street (Big Daddy) Complaint – Dennis Bulger (86 Sterling Street), Pinebrook Estates Trustee said he only attended the first public hearing and did not know the plans that were submitted to the board. There is an easement road that provides Pinebrook Estates access to Sterling Street. He provided documentation from his attorney. They have been blocked from using it for over a year. He said his attorney would like to see the original plans. Mr. Bulger said there is now 6” curbing in front of the walkways and blocks the road. He had an accident in his home which required an ambulance. The ambulance did not have access to reach him without going to Route 110, which delayed the response time getting to him. Mr. Frieden explained to Mr. Bulger the unofficial plan. Mr. Vignaly recalled there was a question of whether to block it off or not; no through access is what was proposed on the approved plan. The chair/president of the homeowner/condominium association said they talked about it and thought it was ok. Mr. Anderson read that it shows the intent to block it off. Mr. Femia showed the plan from the Town Clerk’s office showing the road, utilities and driveway easement and it states, “maintain access to Pinebrook Estates Condominium”. It shows it stopping and it says, “remove pavement to eliminate through access”. The approved plan is dated October 31, 2016 with revisions through February 3, 2017. Mr. Frieden remembered the discussion being talked about at the hearings.

Mr. Vignaly said that Tim Brown and David Femia were at the hearing and were told that now is the time to do anything they wanted done and believes they said it was ok because they did not want the through traffic. The Fire Department approved it with the access as shown on the plan. That was the access for the condo units, not the access for the existing condos. Mr. Bulger was told he could view all the meetings on YouTube. He was also told we are looking at the unofficial plan tonight; it is not the signed copy. The chair will send an email to the Building Inspector telling him that the Pinebrook Estates Condominium Trustee was here and has concerns over access and maintaining the right-of-way on this property. He asked several times if the board required the curbing and was told that the board approved plans that were submitted for their stormwater drainage, they did not require it. Mr. Bulger said it was not approved by the Trustees. It needs to be addressed before the project is completed.

Chris Goodney) and his business partner are opening a business (Recess) at 216 West Boylston Street (Checkerboard). They plan to have outdoor games indoors. They are also applying for a liquor license. It will be for 21 and older. Mr. Vignaly said Mr. Chase is allowed to have three or more businesses. The businesses that were there when the board approved the permit were office, warehouse, gym and educational driving school. The Building Inspector has to decide if and where the new use would be allowed. Mr. Goodney said if food is required to be considered an eating establishment, they will put in a kitchen. After further discussions, it is up to the Building Inspector, but could be an allowed use under “Indoor Commercial Recreational Use”. Mr. Goodney was told to review the recreational parking requirements and square footage to see if it triggers a Site Plan Review (15 or more parking spaces).

Emails: (1) Notification that an Environmental Notification Form (ENF) regarding 137-151 Shrewsbury Street was submitted to MEPA. A meeting is scheduled for Friday, July 20th at 12:00PM at 137-151 Shrewsbury Street. (2) An email was received regarding receiverships. Mr. Frieden will follow-up. (3) The monthly report for the Senior Center was received. (3) An email from Mirick O’Connell was received regarding delays for the 100 Century Drive Construction Update (Worcester Behavioral Innovations Realty).

Reports from Other Boards – None tonight.

Citizens’ Comments – None tonight.

Invoices were approved for payment. Mr. Frieden made a motion to approve the draft June 27, 2018 Regular Meeting Minutes and draft Emuge Corporation Public Hearing Meeting Minutes; Mr. Rajeshkumar seconded; all voted in favor; motion approved (Mr. Vignaly abstained).

August 8, 2018 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Mr. Rajeshkumar made a motion to adjourn; Mr. Frieden seconded; all voted in favor; motion approved. The meeting was adjourned at 10:41 p.m.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich