



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

MEETING MINUTES
October 10, 2018

Members Present: Paul Anderson (Chair) [left at 8:30PM], Vincent Vignaly, Sarah Miles, Marc Frieden, Barur Rajeshkumar

Members Absent: None

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 7:21 p.m. following the public hearing for Flagg RV.

Emuge (1800 Century Drive) Plan Modification – Anthony Cleaves provided a revised plan without the large parking lot. At the last meeting he explained that the applicant does not want to pay for the extra parking lot and will remove it, making the project more simplified. He showed where they have proposed “Do Not Enter” and “Right Turn Only” signs. There are currently 54 parking spaces; they will add two more to meet the zoning requirements. Test holes have not been done yet, but the erosion controls are being installed to begin construction. The board agreed the changes are minor. Ms. Miles made a motion to accept the revised Site Plan with a revision date of 9/28/2018 showing the proposed site development without the extra parking lot; Mr. Rajeshkumar seconded; all voted in favor; motion approved. The board signed the revised plan; a letter will be drafted to be included with the plan and sent to the town reviewing agent.

Village Center Zoning Update – The next workshop is planned for November 26th. There have been four public forums. The members agreed that they now need to decide what action to take. Mr. Frieden will contact Elizabeth Wood (CMRPC). He will ask her to provide the board with updated maps and a revised bylaw based on the comments received at all the forums.

Review Holy Cross Contemplative Center As-Built Plans – No response was received. Mr. Vignaly will follow-up.

Police Station Closeout Update – There was a question from the Town Administrator as to whether the board would accept a marked up and initialed as-built plan from the DPW for the installed fence location. Per their Site Plan Review approval, “an opaque fence (no chain link construction) shall be installed adjacent to the proposed chain link fencing and razor wire to screen this area from view of all abutters as required in Zoning Bylaws, Section 5.3.D.” This condition was made and inclusion of the fence is part of the Site Plan Review, so it should be included on the As-Built plans. One condition of the approval and town zoning require SPR As-Built plans to be stamped and a certification of the conditions to protect the town’s interest. Mr. Anderson will respond to the Town Administrator.

Votes and Discussion of Town Meeting Warrant Articles – The board reviewed the Articles. Mr. Rajeshkumar made a motion to recommend the hearing of Article 2–Authorization to Ban Adult Use Marijuana; Ms. Miles seconded; all voted in favor; motion approved. Ms. Miles made a motion to recommend Article 3–Regulation of Sale and Distribution of Adult Use Marijuana; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

New Business/Review of Correspondence/Emails:

ZBA Informational Petition (Justin Gabriel, 57 Goodale Street) – The draft letter was reviewed, approved and signed. Mr. Frieden will give it to the Building Inspector and a copy will be forwarded to the ZBA Secretary.

90 Sterling Street Update – There was no update tonight. Tm Brown and Craig Wambolt will be invited to the October 24th meeting.

Housing Production Plan Discussion – Roberta Cameron and Courtney Starling from the COG (Community Opportunities Group) attended to present the town’s Housing Production Plan that was sent to the board last week. The purpose of the HPP is to satisfy the requirements under Chapter 40B to enable the town to maintain local control over land use decisions and to evaluate ways to meet the town’s local housing needs at the same time. For the Plan to be approved by DHCD, it needs to be adopted by the Planning Board and the Board of Selectmen. The Plan was discussed in length. Mr. Vignaly stated that he did not have time to review it, and others stated that they skimmed it, but based on the presentation and discussion at the meeting felt it was good. Ms. Miles made a motion to approve the Housing Production Plan; Mr. Rajeshkumar seconded; Rajeshkumar/Frieden/Miles voted in favor; Vignaly abstained; motion approved.

An email was received from Maggie Lee (BOH Administrative Assistant) asking if the town has an agreement with Waste Management (Hartwell Street) to not travel on Maple Street with their trucks. Waste Management trucks have been seen and heard traveling on Maple Street on a regular basis. Mr. Vignaly will follow-up.

There was discussion of moving the “Citizens’ Comments” to the beginning of the meeting with a time allotment of five minutes. It will be changed to the first item of business if there are no hearings scheduled, otherwise Citizens’ Comments will follow scheduled hearings.

Reports from Other Boards – None tonight

Citizens’ Comments – None tonight

Invoices were approved for payment. Mr. Rajeshkumar made a motion to approve the draft September 26, 2018 Regular Meeting Minutes; Ms. Miles seconded; all voted in favor; motion approved.

October 24, 2018 at 7:00 p.m. was confirmed as the next regular meeting date and time and the board was reminded that the meeting will start at 7:30 p.m. due to early voting using the meeting room.

Mr. Vignaly made a motion to adjourn; Ms. Miles seconded; all voted in favor; motion approved. The meeting was adjourned at 9:40 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich