



**TOWN OF WEST BOYLSTON PLANNING BOARD** [planningboard@westboylston-ma.gov](mailto:planningboard@westboylston-ma.gov)  
140 Worcester Street \*\* West Boylston MA 01583 \*\* Phone 774-261-4073

## **MEETING MINUTES**

### **April 24, 2019**

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

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 8:30 p.m. after the Public Hearing to consider changes to the existing West Boylston Zoning Bylaws and prohibit all types of Adult Use Marijuana Establishments in the Industrial District.

Citizens' Comments – None tonight.

#### **Old Business:**

Building Inspector to discuss Zoning Enforcement Status – George Tignor said it was difficult to go through the list, but he did his best to look at everything. The board reviewed it in more detail so he would have a better understanding of the issues since some were previous to his employment with the town. The board was pleased with the efforts that the Building Inspector put in to review the sites. The list will be revised and sent to Mr. Tignor along with the plans he requested to view.

Holy Cross Contemplative Center Update – Jamie Hoag forwarded an email to the Chair about the parking issue with the language the Chaplains' Office shares with every group that holds an event or meeting at the Joyce Contemplative Center. The College will now impose a fine on anyone who parks their car in prohibited areas. "Parking is limited to only the 18 spaces in the parking lot. Additionally, there are two handicap accessible parking spaces adjacent to the drop off circle for drivers with valid handicap parking tags. FIRE SAFETY CODES PROHIBIT PARKING ALONG THE DRIVEWAY AND IN THE DROP OFF CIRCLE OUTSIDE OF THE BUILDING. If cars are parked in these areas your group will incur a fine. Groups larger than 18 need to arrange carpools and/or van transportation to the Joyce Contemplative Center. Participants in overnight retreats who use vans or buses to get to the center can leave their cars in the Hogan lots overnight if arrangements are made with Public Safety by the designated Event Coordinator."

Plans and Certification for Holy Cross were received and will be reviewed before the next meeting.

Fynder's Pub (review As-Built Plan, no Certification) – Arianna Saarinen attended. Thompson-Liston provided her an Existing Conditions plan. She was told that was not the same as an “As-Built” plan and no Certification was provided. Mr. Vignaly explained that there was a Site Plan Review thirteen years ago that was never completed; the work was never finished. She had difficulty understanding why she was responsible for it and not Mr. McCormick. The owner of the property is Gary Orciani and he is legally the responsible party. It was further explained to Ms. Saarinen that the as-built plan is a review of what was proposed and what was done. The engineer did not provide any certification of what was done or not done. Mr. Vignaly said it was discussed three years ago at a Permitting Chairs meeting about bringing it into compliance when it changed owners. The board suggested Ms. Saarinen have Thompson-Liston prepare an as-built plan and explain what was done and what was not done. It was also suggested she talk with the Fire Chief regarding the relocation of the handicap parking.

Village Center Zoning Update – Mr. Vignaly will forward the email from Eli Goldman (CMRPC) to the board.

**New Business/Review of Correspondence/Emails:**

ZBA Informational Petition – Special Permit for the removal of shed/covered porch & enclosed patio and construction of a two-car garage (14 May Street) – The draft letter was reviewed and signed and will be sent to the ZBA.

ZBA Informational Petition – Variance from the minimum frontage requirement for land along the northeasterly portion of Hartwell Street – There were minor changes from the prior petition, so no new letter was prepared.

Review Modifications to Approved Site Plan for Briarwood Continuing Care Retirement Community – Correspondence was received from VHB that the proposed changes are minor and generally consistent with the previously approved plans. VHB recommended that the board approve the proposed changes as a minor change to the Site Plan and they be shown on the as-built plan prior to the issuance of a Certificate of Completion. The board accepted the changes as recommended by VHB.

**Reports from Other Boards** – Ms. Miles attended an Economic Development meeting. Drawings were done for the Gateway signs. There was discussion about businesses being able to advertise on both sides. The application form also needs to be revised.

Correspondence was reviewed. An email was received from Anthony DiLuzio regarding the revised parking layout at the Senior Center. The Open House is planned for May 4<sup>th</sup>. The Site Plan Review process is not completed.

Invoices were approved for payment. Mr. Rajeshkumar made a motion to approve the draft April 10, 2019 Regular Meeting Minutes and Public Hearing Meeting Minutes for Shrine Avenue; Ms. Miles seconded; all voted in favor; motion approved.

Confirm May 8, 2019 at 7:00 p.m. as the next regular meeting date and time.

Mr. Rajeshkumar made a motion to adjourn; Ms. Miles seconded; all voted in favor; motion approved. The meeting was adjourned at 10:15 p.m.

Date Accepted: \_\_\_\_\_

By: \_\_\_\_\_  
Vincent P. Vignaly, Clerk

Submitted by: \_\_\_\_\_  
Melanie Rich