



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

MEETING MINUTES

May 22, 2019

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

Members Absent: Vincent Vignaly

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 7:08 p.m. after the continued Public Hearing for the development of nine multi-family residential units on Shrine Avenue.

Citizens' Comments – None tonight.

May 20, 2019 Town Meeting Follow-Up – Both articles on the warrant (a General Bylaw to prohibit all adult use marijuana establishments in town, and a Zoning Bylaw to prohibit marijuana establishments in the Industrial District only) were defeated. Mr. Anderson was unaware that the board was required to vote to endorse (or not) all Zoning articles. He announced at town meeting that the board did not vote to endorse or not endorse the citizens' petition. The concerns of the residents were noted and the board will take them into consideration when applications come before the board.

Old Business:

Holy Cross (review As-Built Plan and Certification) – Mr. Vignaly will follow up for the next meeting.

Village Center Zoning Update – Final comments will be forwarded to Mr. Vignaly so the draft bylaw can be sent to Eli Goldman (CMRPC). Specifics discussed were definitions, parking, and stormwater management.

The Building Inspector visited Flagg RV. He was told they are continuing to work on the project. He encouraged them to keep working and provide him with an as-built plan ASAP.

The Building Inspector also spoke with Patrick McCarty about Rob Fuller's project at 160 Hartwell Street. Mr. Fuller would like to add an "overhang" to the approved building and rotate the parking area to align it with the building. The Building Inspector has no problem with it as long as it is shown on the as-built plan. He asked for the board's opinion. Mr. Frieden said the proposed change makes it harder to see; it is not a 90-degree intersection with the driveway. Mr. Frieden suggested asking the applicant to bend the road to a 90-degree angle coming out of the driveway since that is a concern. Mr. Anderson will reply to the Building Inspector and also

inform VHB. The board would consider the change insignificant and require it to be included on the as-built plan.

New Business/Review of Correspondence/Emails:

Mr. Frieden attended the ZBA meeting where they discussed the variance from the minimum frontage requirement for land along the northeasterly portion of Hartwell Street. The ZBA voted that it was not a significant change. Ms. Miles questioned why it would come to the Planning Board for their opinion if the ZBA can still deny it. Mr. Rajeshkumar said it is a state law that the petitioner come back before the Planning Board to determine if they are eligible to resubmit to the ZBA once the ZBA has denied it.

Mr. Anderson received an inquiry from Sue Meola seeking an update on the Planning Board's chapter for the Master Plan. No recent progress has been made. Mr. Anderson will follow up.

Peter Shoreys (Wachusett Estates Condominiums) asked the current status of the former Il Forno Restaurant. He was told that no application has come before the board as yet, but there is a Community Host Agreement. Mr. Shoreys also discussed the enclosure for the trash bin at Wachusett Estates Condominiums. Mr. Rajeshkumar visited the site and showed the photos. Mr. Shoreys wanted to know if he needed to replace the Cape Cod berm since the trash truck will continue to damage it. They are higher than the road and the road slopes down. The water is not causing a problem and they own the property on both sides of the road. Mr. Frieden did not think functionally it had to be done; it is private property. If there is no grate and as long as the water is going into the street and not a nuisance, there should not be a problem.

ANR Plan (215 Shrewsbury Street-Daniels Nominee Trust-2015) – Not enough information was submitted. Ms. Miles made a motion to deny the ANR Plan for 215 Shrewsbury Street without prejudice based on insufficient information; Mr. Rajeshkumar seconded; all in favor; motion approved.

Mr. Rajeshkumar asked about Nuha Circle. Mr. Anderson read the 4/25/2019 email from Jacqueline Leonardo. They are concerned with the monuments in the middle of the sidewalks. Mr. Anderson will respond and copy Mr. Ali.

Mr. Anderson read a post on Facebook concerning the development of Westland Circle with photos of a resident's front lawn. Mr. Rajeshkumar asked who is responsible for damage during construction. He will contact the Building Inspector to do a site visit and speak with the contractor.

Reports from Other Boards – Mr. Frieden said the Affordable Housing Trust met. Habitat for Humanity attended and talked about doing a project in the town. They would pay for everything, but the town has to contribute as well. The town bids the project and Habitat for Humanity will supervise, manage and get volunteers, donations, etc., for the project. They are in the process of preparing a quotation for the cost of a single-family house. It will be a deeded SHI house.

Invoices were approved for payment.

Mr. Frieden made a motion to approve the draft May 8, 2019 Regular Meeting Minutes and Public Hearing Meeting Minutes for 111 Shrewsbury Street (Harmony MA) as written; Ms. Miles seconded; all voted in favor; motion approved.

June 12, 2019 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Mr. Rajeshkumar made the following announcements: (1) May 27th is the Memorial Day services. In case of inclement weather, services will be held at 10:30 a.m. in the Middle/High School Auditorium. (2) Candidates Night is Thursday, May 23rd at 6:00 p.m. in the Selectmen's Room. (3) The Town Election is June 4th; all voting will now be at the Senior Center. (4) The Treasurer, Bonnie Yasick, is retiring on May 31st; refreshments will be served from 10:00 a.m. to noon.

Mr. Rajeshkumar made a motion to adjourn; Ms. Miles seconded; all voted in favor; motion approved. The meeting was adjourned at 8:36 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich