



**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**  
**June 12, 2019**

Members Present: Paul Anderson (Chair), Marc Frieden, Vincent Vignaly, 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 9:30 p.m. after the continued Public Hearing for 111 Shrewsbury Street (construction of a 4,500 square foot building) and the Public Hearing for 215 Shrewsbury Street (construction of greenhouses to allow marijuana cultivation and product manufacturing-no retail sales).

Citizens' Comments – None tonight.

**Old Business:**

Holy Cross (review As-Built Plan and Certification) – Mr. Vignaly spoke with Leonard Raymond who said he would provide the stamped plan; no information has been received yet.

Village Center Zoning Update – Eli Goldman (CMRPC) attended. More edits were made to the draft bylaw. Mr. Goldman added definitions. The zoning map will be updated. Mr. Goldman will make the revisions.

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

Mr. Ali to discuss Bond for Westland Circle – The Tri-Party Agreement was received. The Treasurer reviewed the form and approved it; the Agreement was sent to Town Counsel; the board has not heard back as of this meeting. The estimate was also sent to VHB. Mr. Amico has reviewed it with Mr. Ali, but not provided a report yet.

Westland Circle – Mr. Ali said there was no easy way for the Water Department to connect to the tank. He met with the Water Department who agreed to revise the water line connection location so a new plan and changed easement are needed; the Water Department agreed to it so he was not blasting near the water tank. They eliminated the water line below where the walking path was supposed to be. Mr. Amico suggested a member visit the site with Mr. Ali to choose a route to go. Mr. Ali will ask the Water Department if the public can walk on their land and easement. The Stop sign for Davidson Road has been ordered.

Nuha Circle – Mr. Ali said in 2-3 months trees will be planted; paving is delayed; he will spot-pave where the monuments are so children won't be injured. Mr. Ali will respond to Mr. Anderson summarizing what he will do and Mr. Anderson will forward it to the neighbors.

ANR Plan (215 & 221 Fairbanks Street) Patrick & Sarah O'Connor – Having sufficient frontage and access, Mr. Frieden made a motion to endorse the Plan of Land owned by Patrick J. and Sarah A. O'Connor and John M. and Marcelle Doherty, 215 Fairbanks Street, prepared by Hub Survey dated May 30, 2019; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

67 West Boylston Street (Marijuana Retail Business Preliminary Discussion) – Neel Patel (Ganesh Wellness, Inc.) and Matt O'Boyle (Phase Zero Design) were present. The intent was to introduce the project to prepare for a July 10<sup>th</sup> application submittal. They don't plan to alter very much of the site. There is an existing cooler freezer on the back of the former Il Forno restaurant; they will remove that and replace it with a fence. It will be a retail adult marijuana use establishment, no medical, and potential extraction area and kitchen for edibles. They do intend to have a cultivation facility in town. They have a lease with the owner; there will be minimal changes to the exterior. Parking is shared. The client has been talking with the Police Chief to ensure parking and traffic will not be a concern. They will have offsite parking for employees (15 employees at maximum). A traffic mitigation plan will be required for the board. They believe they will have enough parking. If they operate from 10AM to 8PM, there will be a conflict and was told to account for all the parking needs at the site. Mr. Vignaly said to also compare the traffic study with Fall River's traffic study. Traffic queuing needs to be looked at. They said the owner has agreed to do some resurfacing. When deliveries are made, the waste is taken away. The cut-thru to Worcester Street will need to be addressed to limit pedestrian access. They are working with someone to address the odor control.

ENF Report (Off Temple Street) – Informational. A new well is being put in at Pine Hill by the Water District.

Sign Registry of Deeds Form Updating Planning Board Members – The form was signed.

Sign Authorized Signatures Form for Fiscal Year 2020 – The form was signed.

Reorganize the Board – Election of Officers and Committee Assignments – Tabled to June 26<sup>th</sup>.

**Reports from Other Boards:** None tonight.

Invoices were approved for payment.

Mr. Vignaly made a motion to approve the draft May 22, 2019 Regular Meeting Minutes and Public Hearing Minutes for 9 Unit Condos on Shrine Ave; Ms. Miles seconded; all voted in favor; motion approved.

June 26, 2019 at 7:00 p.m. was confirmed 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 10:49 p.m.

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

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

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