



MEETING MINUTES
June 26, 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 Chair opened the meeting at 7:05 p.m.

Citizens' Comments – None tonight.

Site Plan Review (111 Shrewsbury Street-Harmony MA) – Review Draft Approval Letter; Vote to Sign Site Plan Review Approval – Ms. Miles made a motion to approve a Certificate of Site Plan Review Approval, Special Permit and Stormwater Management Permit for 111 Shrewsbury Street; Mr. Frieden seconded; all voted in favor; motion approved. The approved plans will be signed once the Certificate of No Appeal has been received from the Town Clerk.

Old Business:

Holy Cross (review As-Built Plan and Certification) – Mr. Vignaly said Leonard Raymond would be providing the stamped plan, but no information has been received yet.

Village Center Zoning Update – Mr. Vignaly contacted CMRPC about updating the town's zoning map; there has been no further progress.

New Business/Review of Correspondence/Emails:

ANR Plan (Crescent Builders) – Westland Circle – Ms. Miles made a motion to endorse the ANR Plan of Land for Westland Circle Extension for Crescent Builders, prepared by hs&t group, inc. dated 06/10/19 to create a 9th lot using abutting land; Mr. Frieden seconded; all voted in favor; motion approved.

Bond Discussion for Westland Circle – The Performance Agreement was reviewed by the board. Ms. Miles made a motion to set the bond amount for Westland Circle at \$120,000; Mr. Frieden seconded; all voted in favor; motion approve.

Lynn Lynch – Informal Discussion (151 Worcester Street) – Ms. Lynch was present along with Jeff Kistler (151 Worcester Street) and Gabriel Olivera (145 Worcester Street). She explained the situation and that Mr. Olivera does not have full use of his 1.03 acres of property because her driveway right-of-way bisects his lot. They came before the board asking for advice. Different

options were discussed and the board suggested they contact Bill Chase, the Chair of the Conservation Commission first because of the pond/wetlands south of 145 Worcester Street. The Planning Board does not have any jurisdiction until the property lines are changed.

Authorized Signatures Form for Fiscal Year 2020 (vote to specify number of required signatures)

– Mr. Vignaly made a motion that three signatures are required for payables and one signature is required for payroll; Ms. Miles seconded; all voted in favor; motion approved.

Reorganize the Board (Election of Officers and Committee Assignments) – Mr. Frieden made a motion, which was seconded by Ms. Miles, to elect a slate of officers as follows:

Chair – Ms. Miles

Vice Chair – Mr. Anderson

Clerk – Mr. Vignaly

Treasurer – Mr. Frieden

The following Committee Assignments were decided on for the coming year:

Affordable Housing – Mr. Frieden

Bylaw Committee – Ms. Miles

CMRPC – Mr. Frieden

Community Preservation – Mr. Anderson

Earth Removal – Mr. Rajeshkumar

Economic Development – Ms. Miles

Open Space Implementation Committee – Mr. Vignaly

Town-Wide Planning – Mr. Vignaly

Transportation – Mr. Anderson

Responsibility for reviewing board minutes will be as follows:

BOH – Mr. Vignaly

Conservation – Mr. Rajeshkumar

Selectmen – Mr. Anderson

ZBA – Mr. Frieden

Reports from Other Boards – Mr. Vignaly said the Open Space Implementation Committee met. They are in the process of obtaining estimates for parking and creating signs and pathways for the Malden Hill South property on Lee Street across from Holy Cross. They will be looking to utilize the Greater Worcester Land Trust for potential cost savings. They are also working with the Conservation Commission.

The Westland Circle walking path was discussed. Ms. Miles asked if it was necessary to have the path. Mr. Frieden said we committed to give up the sidewalks in favor of getting the path. If we give up the path, he felt that it would not be good for the town. Mr. Anderson said the water line was going to be there anyway so Mr. Ali was asked to make improvements to the surface for pedestrian access. Mr. Vignaly walked the site; the area where the water line is now going, because of ledge and blasting concerns close to the tank, is too steep. The path is going back to

the original location. Mr. Ali will use a small machine to work around the trees and put a 6-foot wide stone dust path to be smooth and stable. VHB will be confirming the layout of the path.

Invoices were approved for payment.

Mr. Vignaly made a motion to approve the draft June 12, 2019 Regular Meeting Minutes and Public Hearing Minutes for 111 Shrewsbury Street and Public Hearing Minutes for 215 Shrewsbury Street; Ms. Miles seconded; all voted in favor; motion approved.

July 10, 2019 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Mr. Vignaly made a motion to adjourn; Mr. Frieden seconded; all voted in favor; motion approved. The meeting was adjourned at 8:27 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich