



MEETING MINUTES

October 23, 2019

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

Members Absent: Paul Anderson

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 regular meeting at 7:00 p.m.

Citizens' Comments – None tonight.

Old Business:

Sign SPR Approval Approved Plans for 215 Shrewsbury Street [Humboldt Masters, LLC] – Certificate of No Appeal Received – The Certificate of No Appeal was received from the Town Clerk; the board signed the plans. The plans will be given to Patrick Healy (Thompson-Liston) who will have seven sets made for distribution along with a pdf for the office.

At 7:05 p.m. the public hearing for 249 West Boylston Street was opened. At 7:30 p.m. the board returned to the regular meeting.

Review, Vote and Sign Certificate of Site Plan Approval for 65 West Boylston Street (Ganesh Wellness, Inc.) – Neel Patel said they have an engineer to stamp the plans and a surveyor to do the topography; the surveyor is not scheduled until the beginning of November. Mr. Patel is concerned about the timeline requiring a decision from the board within ninety days after the public hearing is opened. Mr. Vignaly explained that he could send a letter to the board asking for an extension. The 20-day appeal was also explained. The plans will be updated to include ADA compliance, path vegetation and utilities. Mr. Amico said the surveyor (or the applicant) needs to provide the measurements for the ramp to him and can contact him directly. Mr. Patel will send a request for an extension letter to the board tomorrow.

Mr. Amico said Mr. Ali asked for a review for a bond reduction on Nuha Circle. The paving is not complete; there are still issues with the sidewalk that need to be addressed; the holes next to the monuments have been temporary patched; dead trees will need to be replaced. With regard to the Homeowners Association, Mr. Vignaly believes it has been created and is in the homeowner's deed, but verification is needed. Mr. Amico will have Larry Galkowski check on the fence that was to be put around the detention basin; the property owners agreed that they did not want a safety fence around it. Mr. Amico will respond to Mr. Ali.

Review Proposed Changes to the Accessory Apartment Bylaw – Dave Femia and George Tignor (the town Building Commissioner) were present. The current accessory apartment bylaw is 30 years old. The bylaw was discussed in length. More discussion is needed and Mr. Femia will incorporate the comments and further discussion will take place in January.

Ms. Miles left the board meeting at 8:30 p.m.

New Business/Review of Correspondence/Emails:

ZBA Informational Petition of Mark Senior, Jr. (Special Permit for home occupation) 104 Maple Street – The letter was reviewed, approved and signed by the Chair. It will be forwarded to the ZBA as well as to the Building Inspector.

Town Meeting Update – The articles passed as recommended. The board agreed that Ms. Miles did a good job recommending the articles.

Discuss/Schedule Public Hearing for Digital Sign Bylaw Change Request – The board will meet the time frames if the public hearing can be scheduled for the December 11th meeting. There may be a legal determination that zoning does not need to be changed; that information is needed from Town Counsel by the board's next meeting. A public hearing was scheduled for December 11th at 7:05 p.m. in the event it is needed. The article wording is needed from the Select Board.

20 Holt Street Zoning Change – Mr. Lenkarski realigned 16 Holt Street and needed a full acre of area. The ANR the board approved had only slightly more than 40,000 square feet (instead of the required 43,560 square feet). Mr. Lenkarski will come back with a new ANR plan and present it at the next meeting.

Reports from Other Boards: No reports tonight.

There were no invoices to be approved for payment.

Mr. Rajeshkumar made a motion to approve the draft October 9, 2019 Regular Meeting Minutes and draft Public Hearing Minutes for the Proposed Changes to West Boylston's Zoning Bylaws; Mr. Frieden seconded; all voted in favor; motion approved.

November 13, 2019 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Mr. Rajeshkumar made a motion to adjourn; Mr. Frieden seconded; all voted in favor; motion approved. The meeting was adjourned at 9:19 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich