



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

MEETING MINUTES
November 13, 2019

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

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 regular meeting at 7:03 p.m.

At 7:08 p.m. the board returned to the regular meeting after the continued public hearing for Site Plan Review at 249 West Boylston Street.

Citizens' Comments – No comments tonight.

Old Business:

Discuss Public Hearing for Digital Sign Bylaw Change Request – An email from Town Counsel read in part “However, a zoning amendment may not even be necessary. Under Section 3.2 of the Zoning Bylaws, both municipal uses and exempt educational uses are allowed in all zoning districts. Since the public school is allowed in a residential zoning district, uses that are customary and incidental to the primary use would also be allowed. Schools frequently have signs denoting their names, addresses and directing the public to a main entrance; this does not change simply because the sign converts from a static, non-changeable sign to a digital sign.” The board interpreted this to mean that Town Counsel believes that a change to the bylaws was not needed. The Chair will contact the Building Inspector who will review the plan and issue a permit. An email will also be sent to Town Counsel asking to clarify an “educational use” and whether churches and daycares are considered educational uses. In addition, Ms. Miles will discuss it at the Bylaws Committee meeting she will be attending on November 19th.

Review, Vote and Sign Certificate of Site Plan Review Approval for 65 West Boylston Street (Ganesh Wellness, Inc.) – The applicant has not completed the plan revisions. It will be discussed at the December 11th meeting.

Village Zoning and Official Town Zoning Map – The board would like to use Local Technical Assistance CMRPC hours to update the town zoning map. Trish Settles (CMRPC) requires authorization from the Chair to use them. Mr. Rajeshkumar will be attending a meeting tomorrow and will inform her verbally and advise if authorization is needed from the Chair.

New Business/Review of Correspondence/Emails:

Senior Center (120 Prescott Street) Review As-Built Plan and Certification and recommend Certificate of Completion – Tony DiLuzio (Coliers Project Management) was present representing the Senior Center project. He said the Places Associates, Inc. letter dated 11/4/2019 identified several items that are considered changes that have been approved by the architect, the Building Committee during construction, and the engineer of record; he asked the board to consider those changes. The FISP Committee met tonight and asked that the board not consider two specific items: (H-Parking Spaces [incorrect striping], and I-Reduced Handicap Parking Spaces [does not meet the required spacing and allocation of space by AAB, ADA, and the Town's Zoning Bylaws]. The FISP Committee rejected them and will be dealing with the contractor (RAC Builders) to rectify those items prior to the board's approval. Mr. DiLuzio was looking for Planning Board approval for the other items.

Other changes to the original construction plan were: (1) L-Bollards at Horseshoe Drive. Mr. DiLuzio said that during construction the FISP Committee as well as the DPW Director asked that they not be installed; (2) F-Seven Additional Screening Trees. The plan called for seven trees to be placed as a buffer. Mr. DiLuzio said no one has asked for additional trees so they are not addressing them. He further said the FISP Committee said not to install them. He said the trees are still there and the DPW can pull them if they are needed. Mr. Vignaly asked if the neighbors were contacted since screening was discussed at the public hearing, and it is required because non-residential work is proposed next to a residential district. Mr. DiLuzio did not know if the Building Committee reached out to anyone. Mr. Vignaly said he would want verification from the neighbors or the FISP Committee saying they contacted the neighbors and they agree.

Mr. DiLuzio said the items will be the town's responsibility so the board can accept them and go back to the FISP Committee as part of the project. He is trying to clear architects, contractors, and engineers to close out the project. Mr. Vignaly said the project is not done until all items are completed or a sign-off that they are not required anymore. Without that, he would hesitate to act on it. He asked if the Parks Commission was satisfied with the restoration of the field where the gas line was relocated and electrical line went through the field. Mr. DiLuzio said yes. Mr. Vignaly commented that the Parks Commissions' minutes asked FISP, among other issues, to bring the field back to a good condition because they could not maintain the infield; grass is now growing in. Mr. Rajeshkumar said it was not in the scope of this project and the DPW will do the regular maintenance. Mr. Vignaly said the plan that was submitted said they were going to restore the field to the prior condition. Mr. DiLuzio said the outfield has been. Mr. Vignaly asked why the DPW was not allowed to do maintenance on the infield (there was a construction fence barring access). Mr. DiLuzio said the infield was not part of the Senior Center plan.

The members did not feel comfortable acting on it tonight without having the time to review it. Mr. Frieden asked who would the board get advice from concerning contamination in item "G-Contamination Cell". Mr. DiLuzio said that only the contamination and building debris within the building footprint that needed to come out for the placement of foundations were removed from the site and disposed of. Other areas outside the footprint were not removed. He said it was conducted under the supervision of a Licensed Site Professional through DEP permitting. The board would like a copy of the LSP certification that leaving the contaminated material on site is OK. It will be discussed again at the next meeting.

Nuha Circle Performance Agreement – Ms. Miles said information was received this afternoon from Town Counsel. The work is to be completed by December 31st. There are still issues pending. Mr. Vignaly explained the process and that 60 days before the Agreement expires, the applicant is to submit a status of the work to be completed and a request to extend the time for completion; the board did not receive one. The board needs to find out what work still needs to be done and the costs associated with it; the Agreement can be extended for six months or one year if requested. Ms. Miles will forward to Mr. Ali the Town Counsel's email and ask him to address it.

Reports from Other Boards: Mr. Anderson said the Transportation Committee met; Mr. Vignaly also attended. Mr. Rajeshkumar said there was a discussion with the Selectmen as to what the board can do about the dangerous intersections and referred it to the Transportation Committee. The high priority intersections for accidents are Franklin Street and Route 12; Route 12 and Route 140; and Crescent and Prospect Streets. The Transportation Committee talked about coordinating with the DPW to try and improve the intersection of Prospect Street and Crescent Street (narrow the lanes and realign the intersection). The triangle of Routes 12, 140 and Franklin Street is the larger project. A professional is needed to determine what is needed and expected and to provide the different options.

Mr. Vignaly said the Open Space Implementation Committee met. The article to develop the trail and parking for Blueberry Hill passed at town meeting and the funds were received. He met with the surveyor today; it is on their list to complete.

Mr. Rajeshkumar said the FISP met where the parking and striping for the Senior Center was discussed. All members agreed it had to be correctly striped. The handicap parking spaces are not ADA compliant; they have to fix them.

Invoices were approved for payment.

Mr. Rajeshkumar made a motion to approve the draft October 23, 2019 Regular Meeting Minutes and draft Public Hearing Minutes for 249 West Boylston Street; Mr. Frieden seconded; voted 4-0-1 (Mr. Anderson abstained); motion approved.

December 11, 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; voted 4-0-1 (Mr. Anderson abstained); motion approved. The meeting was adjourned at 8:26 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich