



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

MEETING MINUTES

February 12, 2020

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 7:00 p.m.

Citizens' Comments – None tonight.

Old Business:

Nuha Circle Subdivision Time Extension – Mr. Ali was not in attendance tonight. The board did receive the request for an extension of time from Crescent Builders; however, Mr. Ali only requested an extension through July 31, 2020; the date on the Performance Agreement is through December 31, 2020. Ms. Miles will contact Mr. Ali and request an updated letter requesting the date reflect December 31, 2020 since the road will not be accepted by the town in May.

Ms. Miles will also inform Mr. Ali about VHB's finding concerning the grading of the easement and the shed located in the easement with unknown manhole locations. The easement must be accessible, including the manholes. It is up to Mr. Ali to resolve the matter with the owners.

Village Center Zoning District Review – Claire Bayler and Trish Settles (CMRPC) were present. The final draft of the bylaw, use table and language for the warrant article was reviewed. Ms. Bayler will incorporate the changes and finalize the document. The Planning Board will send it to the Select Board for referral back to the Planning Board for town meeting consideration; a public hearing will be scheduled before it goes to the town meeting in May.

Zoning Compliance Spreadsheet – Tabled to the February 26th meeting. Ms. Miles will invite the Building Inspector to attend the meeting to discuss zoning compliance issues listed.

New Business/Review of Correspondence/Emails:

ANR Plan (Paul Lenkarski) 20 Holt Street – Mr. Lenkarski's attorney found an error on the previously endorsed ANR plan; the property dimension was wrong by 14-feet. Having no issues, Mr. Frieden made a motion to endorse the Plan of Land for 20 Holt Street, West Boylston MA owned by SAL, LLC, dated January 25, 2020; Mr. Anderson seconded; all voted in favor; motion approved.

Mr. Lenkarski also asked for the board's comments about a concept plan for the property. The intent is for 2 four-unit buildings, one-story living, each with 2-car garage, 2 bedrooms, 2 bathrooms; soils are good; there is sewer and water; a hydrant is on site; it will be market housing, no affordable units. Mr. Lenkarski said they live in the neighborhood and want something nice. Mr. Vignaly said they are in the Business Zone and have two habitable dwellings on the lot; the bylaw only allows one. Mr. Lenkarski said they will be connected.

Starting from Holt Street, the grading will capture all runoff on site, there will be no flow offsite; it will be a natural grade containment. Testing has been done for the stormwater treatment basin location. They would be looking for a waiver to the 24-foot roadway; Holt Street is only 19-feet. Mr. Lenkarski said he discussed it with the Fire Chief and increased the driveway depth off the garage 10-feet. He will have more discussions with the Fire Chief. Mr. Vignaly said a fence is required; he advised him to check the screening section of the bylaw. Mr. Frieden asked and Mr. Lenkarski explained the location of the snow storage area. Overall, the members liked the idea of the concept plan.

Reports from Other Boards: Mr. Vignaly said the Community Preservation Committee met. They will be proposing a Community Preservation Plan; a draft plan was prepared with guidelines that make it easier for applicants to apply. A public hearing will be March 23rd. The Committee is looking for comments; the plan will be available online and at the library for review.

Mr. Vignaly said the Open Space Implementation Committee met. They are making progress on the Blueberry Hill trail; boundaries are marked; tree removal will be next.

There were no invoices for payment tonight.

An email was received that a Community Outreach Meeting for a proposed Marijuana Establishment is scheduled for February 25th at 42 West Boylston Street at 7:00 p.m.; the location of the proposed establishment is the lot across from the American Legion, the south side of Hartwell Street.

Mr. Rajeshkumar commented that River Road repairs could be a potential TIP project to reduce traffic on Laurel Street.

Mr. Anderson made a motion to approve the draft January 22, 2020 Regular Meeting Minutes and draft Public Hearing Minutes for 249 West Boylston Street; Mr. Frieden seconded; all voted in favor; motion approved.

February 26, 2020 at 7:00 p.m. was confirmed as the next regular meeting date and time; it will be held in the Select Board Meeting Room due to early voting.

Mr. Frieden made a motion to adjourn; Mr. Anderson seconded; all voted in favor; motion approved. The meeting was adjourned at 8:23 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich