



## **MEETING MINUTES**

### **January 13, 2021**

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

Members Absent: None

Attendees Remote: Iqbal Ali, Patrick Healy, Dave Femia

The Chair opened the remote meeting at 7:00 p.m. and announced that due to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, the meeting is being conducted via remote participation.

Citizen Comments – None tonight.

**Public Hearing (continued):** Site Plan Review and Stormwater Management Permit application to construct a Dunkin' restaurant with drive-thru food service located at 262-264 West Boylston Street (Branded Realty II, LLC)

The applicant requested a continuance to have more time to respond to questions. Mr. Vignaly made a motion to continue the public hearing to March 10, 2021 at 7:05 p.m.; Ms. Miles seconded; roll call vote: Frieden-yes; Rajeshkumar-yes; Miles-yes; Vignaly-yes; Anderson-yes; motion approved.

### **Old Business:**

20 Holt Street Site Plan Review/Special Permit/Stormwater Management Plan – Approval was appealed by the abutter and has been referred to Town Counsel and the applicant's Counsel to defend the case.

Westland Circle Bond Reduction (Bond Reduction Vote and Homeowner's Association responsibilities) – The board did not have an issue with the \$36,120 bond reduction amount but was waiting to hear from the DPW Director to see if he had any comments/concerns. Mr. Anderson has not heard from him. Mr. Ali was asked if he could contact the DPW Director so the board can make a decision. He was unaware that he could have contacted him. Mr. Vignaly's concern was that the pathway to Lawrence Street needs to be complete and stable. Mr. Ali said the pathway is complete; there are no access issues. He said the street and sewers will be accepted by the town; drainage will be the responsibility of the Homeowners Association. Mr. Vignaly said the proposal and board's approval letter say the sewer is not going to be taken over by the town except where it connects to the manhole where Davidson and Westland Circle intersect; the rest will be owned and maintained by the Homeowners Association; that's the way it was presented and approved. If the town wants to accept the sewers, it would be a change to what the board approved on the subdivision plan. Input/feedback would be needed from the Sewer Department. Based on Mr. Ali's other project in town, Nuha Circle, that is not completed,

Ms. Miles was not inclined to approve a bond reduction until it is completed. Mr. Rajeshkumar suggested tabling the matter to the next meeting. Mr. Vignaly wants to be sure the bond is acceptable to the DPW since road is expected to go to the May town meeting for acceptance. Mr. Ali does not anticipate any issues with Westland Circle. Mr. Anderson will contact the DPW Director for his comments/concerns and the board will vote on the bond reduction at the next meeting.

**Public Hearing (continued):** Site Plan Review and Stormwater Management applications for the proposed construction of a 2,400 square foot building and the expansion of the parking lot on Woodland Street in West Boylston MA. It is an expansion of the Kidoodles Child Care Center of Holden at about 275 Woodland Street

The applicant asked for a continuance. Mr. Rajeshkumar made a motion to continue the public hearing to February 10, 2020 at 7:05 p.m.; Mr. Frieden seconded; roll call vote: Frieden-yes; Miles-yes; Rajeshkumar-yes; Vignaly-yes; Anderson-yes; motion approved.

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

May 17, 2021 Annual Town Meeting Schedule; Consider proposing Zoning Changes – Mr. Vignaly will circulate a list of bylaw housekeeping items for discussion at the next meeting.

FY22 Budget (due January 15<sup>th</sup>) – The budget was reviewed and will be forwarded to the Town Administrator. Because the Administrative Assistant's pay consists of a certain amount allocated as a salary line item and also fees generated by review fees, the board needs to make good decisions when contemplating waiving fee requests to ensure there will be enough funds for the year.

**Reports from Other Boards:** Mr. Vignaly said the Open Space Implementation Committee is moving forward with getting trees cut on Blueberry Hill property on Goodale Street.

Invoices were approved for payment. Ms. Miles made a motion to approve the December 9, 2020 Regular Meeting Minutes; Mr. Frieden seconded; roll call vote: Frieden-yes; Rajeshkumar-yes; Miles-yes; Vignaly-yes; Anderson-yes; motion approved.

February 10, 2021 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; roll call vote: Frieden-yes; Rajeshkumar-yes; Vignaly-yes; Anderson-yes; motion approved.

The meeting was adjourned at 8:09 p.m.

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

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

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