



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

MEETING MINUTES
April 14, 2021

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

Members Absent: None

Attendees Remote: Wayne Amico (VHB), George Tignor (Building Inspector), David Femia

The Chair opened the remote meeting at 7:04 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.

The regular meeting resumed at 9:10 p.m. following the continued public hearing for Kidoodles Child Care (Site Plan Review & Stormwater Management) and public hearing for Evergreen Strategies (Site Plan Review, Special Permit, & Stormwater Management Permit).

Old Business:

Westland Circle & Nuha Circle Updates – Mr. Ali was not in attendance tonight. Maura Agnelli (33 Westland Circle-Lot 3) said all of the homes have been sold and asked for an update. Mr. Anderson explained that the road cannot be accepted by the town until all items have been addressed and completed by Mr. Ali. She also said she was not aware of a Homeowners Association; there is no reference in her deed. Mr. Frieden asked if there was a drainage device that would need maintenance and was told there were two, as well as a walkway. He believed the purpose of the HOA was to maintain the drainage devices. Diane (32 Westland Circle-Lot 8) said their lot line was changed and the ponds hold more water; she would like it fenced in because it is dangerous. Drainage, fencing, HOA and walking path questions need to be answered by Mr. Ali. It will be on the agenda for the next meeting. In the meantime, the residents were advised to prepare a list of issues/concerns that the board can send to Mr. Ali in preparation for the next meeting.

Discussion of Town Zoning Map Acceptance – Mr. Vignaly said the 2014 zoning map is on the website; the map referenced in the zoning bylaws refers to a 2008 map; the 2014 map was never officially accepted. Mr. Frieden will contact Trish Settles at CMRPC to ask if they can assist the town to address this using the technical assistance hours earned by the board. Village Zoning discussions will be done in advance of the October town meeting along with the map. The board decided not to move forward with the zoning changes at this time.

New Business/Review of Correspondence/Emails:

Mr. Anderson will attend the roundtable meeting regarding Flagg RV and the Manor Restaurant sites on April 20th.

Dave Femia said the fence at 90 Sterling Street is down and wanted to know if it is on state property. Mr. Vignaly said the last communication sent by the Planning Board to Big Daddy (the developer of the site) was last August after they requested a Certificate of Completion and submitted as-built plans. The board said there was a question about the location of the fence that it is on the right-of-way and in order to close out the project, they needed to show the board an easement or that the fence was on their property and that there was an adequate sight line. It has been an outstanding issue. It was discussed years ago and the board had hoped that it would be taken care of before the final Certificate of Occupancy for the property was issued. They never responded. The site plan approval process was never finished. Mr. Tignor issued the final two Certificates of Occupancy after being notified of issues with the site and they had everything sold. He is holding the Certificate of Completion for the project. He will contact Big Daddy to find out why they are not completing the project.

Reports from Other Boards: Mr. Vignaly commented that the grading is almost complete at the Blueberry Hill parking area and trail work will begin this summer.

Invoices were approved for payment. Mr. Rajeshkumar made a motion to approve the March 24, 2021 Public Hearing Meeting Minutes for Kidoodles Child Care and the March 24, 2021 Regular Meeting Minutes; Ms. Miles seconded; roll call vote: Frieden-yes; Miles-yes; Vignaly-yes; Rajeshkumar-yes; Anderson-yes; motion approved. Ms. Miles made a motion to approve the March 24, 2021 Public Hearing Meeting Minutes for Evergreen Strategies; Mr. Frieden seconded; roll call vote: Frieden-yes; Miles-yes; Rajeshkumar-yes; Anderson-yes; motion approved (Vignaly abstained).

May 12, 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: Miles-yes; Vignaly-yes; Frieden-yes; Rajeshkumar-yes; Anderson-yes; motion approved.

The meeting was adjourned at 10:10 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich