



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

MEETING MINUTES
August 11, 2021

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

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 meeting at 7:03 p.m.

Citizen Comments – None tonight.

The regular meeting resumed at 8:20 p.m. following the continued public hearing for Bethlehem Bible Church (307 Lancaster Street).

Old Business:

20 Holt Street (Amended Site Plan Review & Special Permit) – Paul Lenkarski Jr. and Sr. were present. Mr. Anderson said to move forward, the board will hold an Executive Session with Town Counsel and then a Public Hearing, both on September 8th. The board has not received anything to review from Town Counsel. Mr. Lenkarski said the court issued a decision ordering the board to start proceedings within 30 days of the decision which was issued July 2, 2021 (unless there was written agreement between the parties to extend the time). Mr. Lenkarski was hoping to get direction from the board tonight. Mr. Lenkarski, Sr. said in defense of the board, the mix-up could be because they elected to give their attorney permission to step forward and take the lead and paid the town's legal costs. Possibly because Town Counsel was out of the loop, this is what happened. He was hopeful that we were going to get back on track. Mr. Vignaly explained that the board will meet with Town Counsel in Executive Session on September 8th and be ready to hold the Public Hearing for discussion and feedback immediately following that. Because the court is asking for certain things, he did not see many new issues being raised; he believes the board addressed all the issues associated with what is needed for a Special Permit, but did not directly document them in the findings and conditions. Mr. Vignaly will prepare an amendment request and forward it to Mr. Lenkarski. He will also prepare a draft of the Amended Approval for both Town Counsel and Mr. Lenkarski's review. Mr. Lenkarski will provide the information his attorney anticipates will address the concerns. Paula Menendez (61 Bowen Street) asked for confirmation of the Public Hearing and was told it will be on September 8, 2021.

Nuha Circle Subdivision Completion Status – Mr. Ali was present. Most of the work is done. Mr. Ali has not submitted the packet of material stipulated in the town's Roadway Acceptance Procedure, but may be able to get it complied soon. There was some paperwork missing so it likely will not be on the October warrant. He needs to clean the drainage system and the pond. Mr. Ali was asked to put together the package; once received it will be sent to VHB for review. A resident wanted to make sure that the drainage system and pond will be inspected and was told they would be.

Westland Circle Subdivision Construction Status/Sewer Commission meeting – Mr. Ali said in the May 15, 2018 Definitive Subdivision Approval, #2 calls for private sewer in public road; he is asking for a waiver to remove that condition. Mr. Vignaly said our approval noted that he has a low-pressure pump sewer system. The town doesn't have equipment to maintain it. The subdivision approval was reviewed, voted and never appealed. The DPW Director at that time said they would not accept maintenance of the system. If the current DPW Director and the Sewer Commission are satisfied, Mr. Ali can submit documentation and justification to the board to consider amending the subdivision approval to allow that to happen. The Sewer Commission has asked the Planning Board to attend their meeting on August 18th; Mr. Anderson and Mr. Frieden will attend.

Mr. Rajeshkumar said the DPW Director and our engineer recommended not to accept the sewer system during the subdivision hearings and he thinks it should stay that way. Mr. Vignaly said we need input from the DPW Director and our engineer. Mr. Ali needs to send a letter stating what he wants to do. Our engineer will review his engineer's submittal. If it is agreed to amend the approval, a public hearing would be posted and held. Mr. Ali will talk with the DPW Director and Weston and Sampson, the sewer system inspectors.

Joe Agnelli (33 Westland Circle) did confirm that the Selectboard and the Sewer Commission requested a board member at their next meeting; they were surprised about how it was approved. The expectation was that there was a maintenance trust for the homeowners to maintain the public sewer system. The concern was that should there be a problem in the street, the homeowners would be responsible for tearing up the whole road. They took no action. Mr. Vignaly reminded them there was still a question of the walkway that the Homeowners Association is noted in the subdivision approval to be responsible for. The town is not going to be responsible; it was designed, approved, and built that way. Mr. Ali will address it at the public hearing.

73 West Boylston Street (Igbal Ali) Site Plan Review – The application was accepted and a public hearing scheduled for September 22, 2021 at 7:05 p.m.

111 Shrewsbury St., Harmony Retail Marijuana - Ownership Transfer from Robert Fuller – Mr. Fuller was in attendance. The draft letter was reviewed. Ms. Miles made a motion to modify the June 26, 2019 Special Permit and Site Plan Review Approval and Stormwater Management Permit (Special Permit) that was granted at the board's August 11, 2021 meeting; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

215 Shrewsbury St., Humboldt Masters (status of SPR/Special Permit) – Andrew Kazakoff asked for approval for the existing building knowing that the greenhouse was not constructed. He said other discrepancies from the approved plan were noted as: the proposed riprap between

Humboldt and the solar panel field was simply graded, loamed and seeded. They thought it was ledge. The fence has not been installed. The back of the property has riprap for the stormwater pipe discharge; it is smaller than what was proposed. If they make it any bigger they will have to cut down a tree. Mr. Vignaly commented that the board will be able to see if it survives before the building is in place. Mr. Frieden asked if the decision not to have any exterior lights on the building was because the cameras have night vision and was told yes. He said he did not like that and thought they needed to check the police for the security plan because he thinks they may prefer a lighted area. Mr. Kazakoff said there is lighting around the building. There was lighting proposed above the transformers, but they were moved. The no parking sign has been moved. There were two stripes missing from the parking lot; they have been added. They are never planning to put up a sign. They are not building a path going to the proposed door at the southeast corner (the emergency exit). They are not doing the second proposed door in the front. The sediment has been cleaned up. They are requesting approval of the conditions of completion so they can get their Certificate of Occupancy for the existing building. The Chair will send a letter to the Building Inspector saying they have met the conditions and requirements of the Site Plan Approval of the existing building. Mr. Vignaly asked that they inform the board when the greenhouse is being built so VHB can do inspections.

47, 49, 53 Central Street (lot division status) – Mr. Anderson, as well as the Building Inspector, said no correspondence had been received.

New Business/Review of Correspondence/Emails:

29 Prospect Street (Preliminary Discussion) WBMLP-Jonathan Fitch/Brian Allen (new office/training space with 5 bay garage) – Jonathan Fitch (General Manager), Brian Allen (Assistant Manager), Marie Sorenson (Architect) and Jim DeVilles (Civil Engineer) were in attendance. Mr. Fitch said it will be constructed to resemble a house and will match the neighborhood. Mr. DeVilles described the site plans; Ms. Sorensen described the building design plans. Questions from the board included parking lot safety, driveway locations, turning radii, drainage and lighting. They will take the information back and make modifications before submitting a formal application.

699 Thomas St, WB Water District, Site Plan Review Submittal (Manganese Water Treatment Plant) – Mike Coveney (Superintendent) and Mike Ohl (Engineer CEI) were present to submit the Site Plan Review application. Mr. Coveney stated he had no objections to Mr. Vignaly (who could be considered to have a conflict of interest because his employer, the DCR, abuts this site) participating in the board's review. The application was accepted and a public hearing scheduled for September 22, 2021 at 8:00 p.m.

Reports from Other Boards: None tonight.

Invoices were approved for payment. Mr. Rajeshkumar made a motion to accept the draft June 16th and July 14th Meeting Minutes as amended; Mr. Frieden seconded; all voted in favor; motion approved. Mr. Rajeshkumar made a motion to accept the draft June 16th Public Hearing Minutes for Bethlehem Bible Church; Mr. Frieden seconded; all voted in favor; motion approved.

September 8, 2021 at 7:00 p.m. was confirmed as the next regular meeting date and time with the Executive Session to start at 6:30 p.m.

Ms. Miles made a motion to adjourn; Mr. Frieden seconded; all voted in favor; motion approved.

The meeting was adjourned at 10:11 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich