



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

MEETING MINUTES
January 12, 2022

Members Present: Paul Anderson (Chair), Marc Frieden, Barur Rajeshkumar, Vincent Vignaly (arrived at 7:25 p.m.)

Members Absent: Sarah Miles

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 7:01 p.m.

Citizens' Comments – None tonight.

The regular meeting resumed at 7:20 p.m. following the public hearing for 307 Lancaster Street (Bethlehem Bible Church).

307 Lancaster Street (Bethlehem Bible Church) – A vote will be taken and a draft will be prepared for the next meeting. A list of waivers is needed (scale of the plan and traffic).

Old Business:

Westland Circle, Subdivision Construction Status – Mr. Ali requested discussion be continued to next month.

Nuha Circle, Road Acceptance Status (Mr. Ali's Attorney will be present) – Mr. Ali requested discussion be continued to next month. A resident complained about continuing issues including snow removal. The snow was not cleared to allow safe passage for students to get to the buses. Mr. Anderson will send a letter to Mr. Ali about snow plowing.

New Business/Review of Correspondence/Emails:

ZBA Informational Petition (Special Permit Application for 29 Prospect Street) – The draft comment letter was reviewed; Mr. Anderson will forward a response to the ZBA Chair.

29 Prospect Street (Municipal Lighting Plant New Garage) Site Plan Review (accept application and schedule a public hearing) – No plans were received for tonight's meeting. The Zoning Interpretation by George Tignor did not indicate that they needed SPR.

215 Shrewsbury Street (Humboldt Masters SPR/Special Permit) – Consider request for Certificate of Completion – Andrew Kazakoff said the fence is up; the board has not received a report from VHB. Mr. Vignaly asked if the railroad was still across their driveway because it is shown on the plan. Mr. Kazakoff said it is gone. Mr. Vignaly said there is no striping or parking delineations shown. Mr.

Kazakoff said to the north there is nothing that delineates the property line between them and DCI Investments. Mr. Vignaly asked if any parking spaces were marked. Mr. Kazakoff said there are parking spaces on their property. There was no certification from the engineer on the plan. Patrick Healy's letter of August 6th talks about the north side. There is one dumpster outside. Mr. Kazakoff said that is the landlord's dumpster. Mr. Vignaly said the Site Plan Review application is for the site, not for one tenant on the site. They can have a dumpster but it has to be fenced with a vinyl fence if they want to keep it. It was also requested that there should be some mention of the pavement renovation done last year that was not part of the Site Plan application as to whether the impervious area is more, less or remains the same.

Mr. Frieden said on the north and south sides there are comments about exterior lighting not needed, defunct, and that new lighting fixtures will not be installed. He asked if there are building lights at night. Mr. Kazakoff said on the south side there are parking lot lights and lights on the exterior of the building. On the north side, DCI's lights are so bright that it lights up the entire parking lot; there are also infrared cameras; the police are able to see down to the fence of the greenhouse. Mr. Frieden commented on the rocks that were taken out of the foundation and stormwater system excavation and lined up above the overflow pipe to prevent the pipe from being driven over or covered with snow. He asked if that was permanent and was told yes. Mr. Vignaly will send an email to VHB to check the dumpster to make sure it is fenced according to zoning or it is removed; the as-built plan should show actual conditions including drainage north of the building if it is there. It shows sewer; all drainage should be shown on the as-built.

Request for Extension of Definitive Subdivision Approval for Worcester Corporate Center (Century Drive West Boylston) – Mr. Frieden made a motion to extend the Definitive Subdivision Approval for Worcester Corporate Center (Century Drive West Boylston) for an additional three years and will be valid with one signature; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

Town Counsel Interpretation about Marijuana Delivery Services in Town – Mr. Anderson said delivery service was not mentioned/discussed for the Zoning Bylaw. The state recently voted in a delivery service. George Tignor (Building Inspector) said the way it reads, he can make the decision to allow deliveries in town but needs direction. Mr. Anderson will follow up with an email to the Selectboard for them to discuss it with the Marijuana Sub-Committee.

Sign SPR/Stormwater Management Approval Approved Plans for 101R Hartwell Street (D&R Realty) – The 101R Hartwell Street approved site plans were signed by the board.

Reports from Other Boards: None tonight.

Invoices were approved for payment.

Mr. Rajeshkumar made a motion to approve the draft December 8, 2021 Meeting Minutes and Public Hearing Minutes for 101,125,127 Hartwell Street; 307 Lancaster Street; 65 West Boylston Street and December 15, 2021 PH Minutes for 101R Hartwell Street. Mr. Frieden seconded; all voted in favor; motion approved.

February 9, 2022 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; all voted in favor; motion approved.

The meeting was adjourned at 8:30 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich