



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

PUBLIC HEARING MEETING MINUTES

2 Goodale Street

Amend Zoning Bylaw and Zoning Map

October 13, 2021

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

Members Absent: None

Others Present: See attached Sign-In Sheet

The Public Hearing was opened at 7:30 p.m. The hearing notice was read into record. Attorney Michael Brangwynne (Fletcher Tilton) and Jessie Ellowitz were in attendance. Ms. Miles made it known that she lives at 101 Central Street; she is not a direct abutter but lives close by. Attorney Brangwynne had no objection to her participating.

They are looking for a recommendation of approval from the board for the petition for an article for the annual town meeting and an amendment to the zoning map. He explained that the parcel is bordered on the southeast by the Business District; to the northeast is the Boston & Maine Railroad and power lines. Central Street is to the west and Goodale Street is to the south. There is only one immediate abutting residential unit. They propose to extend the Business District to include only the parcel known as 2 Goodale Street. Although it is located in the General Residence District, the parcel is set down in back from Goodale Street and from the one immediate abutting adjacent residential parcel in a way that creates a natural divide; it makes it unfit for residential property and is being used for commercial business and storage. Mr. Ellowitz is the potential purchaser and applying with the consent of the owners. He has already made improvements by cleaning it up. They are not asking for approval for any specific project; only for a recommendation from the board so it could be approved at town meeting. Mr. Frieden said there was nothing detrimental and it would be a benefit. Ms. Miles thought it was in the public good.

The Chair asked for public comment. David Femia asked if the railroad had an easement to the property. Attorney Brangwynne was not sure. Ms. Miles made a motion to close the public hearing; Mr. Frieden seconded; all voted in favor; motion approved.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich