



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
20 Holt Street – Amend Special Permit
September 8, 2021

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

Members Absent: None

Others Present: Alex Weisheit, Town Counsel; (see also the Sign-In Sheet)

The Chair opened the public hearing at 7:20 p.m. The hearing notice was read into record.

The role was to review the board's prior decision and consider including the specific language of the special permit criteria that are set forth in the Zoning Bylaws under Section 6.2. Mr. Anderson said the board reviewed the special permit and stormwater management approval issued earlier this year and added specific information about the reasoning behind our decision to approve the project.

Mr. Anderson asked for public comment. Richard Johnson (9 Wood Street) asked what the differences were. Mr. Anderson said it was to expand on the original approval and give more details explaining why we did so, which was what the court asked the board to do. Mr. Vignaly explained that the approval the board drafted said the board approved the project, but in the bylaw there are eight criteria that have to be reviewed for a special permit. The board's approval letter did not specify each one. The judge said to go back, make sure the board did consider all those criteria and if the board believes it is true, include it in the approval letter; the board complied. Mr. Johnson asked if the board made any changes with the project moving forward and was told it did not. The board based their original approval on the eight criteria of the Zoning Bylaws, but did not list each one specifically. It does not change the proposed plan.

Mark Capabianca asked if there were additional units added and was told no. Mr. Anderson said the project that the board approved remains in effect as is; no changes were made. Mr. Capabianca asked as far as traffic, was there any way to get a speed limit sign on the street. He was told that was a separate issue from this matter.

Hearing no other concerns, Mr. Vignaly made a motion to close the public hearing; Ms. Miles seconded; roll call vote: Frieden-yes; Rajeshkumar-yes; Miles-yes; Vignaly-yes; Anderson-yes; motion approved. Mr. Vignaly made a motion to sign the drafted approval; Mr. Frieden seconded; roll call vote: Frieden-yes; Rajeshkumar-yes; Miles-yes; Vignaly-yes; Anderson-yes; motion approved.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich