



Town of West Boylston
140 Worcester Street, West Boylston, Massachusetts 01583

[Zoning Board of Appeals] Meeting Minutes

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| Date / Time / Location of Meeting |
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Thursday, April 20, 2023/7:00 p.m./THIS MEETING WAS HELD REMOTELY, VIA ZOOM; NO IN-PERSON PARTICIPATION WAS ALLOWED.

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| Members Present |
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Christopher Olson (Chair), Barur Rajeshkumar (Vice-Chair), David Femia (Clerk) and Secretary Toby Goldstein

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| Members NOT Present |
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John Benson, Nathaniel Orciani, and Andrew Feland and Mark Wyatt (Associate Members)

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| Invited Guests |
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Welcome – Call to Order

Time: 7:12 p.m.

Approval of Previous Minutes

February 16, 2023

Motion Originator: Mr. Rajeshkumar

Motion Seconded: Mr. Femia

Executive Sessions, March 1, 2023 and March 6, 2023

(As there were only two members present who attended these Executive Sessions, Mr. Olson continued them to the May 18 meeting)

Treasurer – Financial Report

Not discussed at this meeting.

Motion to Accept N/A

Seconded N/A

At 7:12 p.m., Mr. Olson called the April 20 ZBA meeting to order.

Minutes of February 16, 2023 Meeting:

After review of the draft minutes by the board members, no changes were suggested. Mr. Rajeshkumar then made a motion to approve the minutes as written. Mr. Femia seconded. After there were no other comments made on the minutes, Mr. Olson took a voice vote:

Mr. Femia – “yes”

Mr. Rajeshkumar – “yes”

Mr. Olson – “yes”

The vote was 3 “yes” and 0 “no”, therefore the minutes were approved as written.

Minutes of Executive Sessions, March 1, 2023 and March 6, 2023:

As there were only two members present this evening who attended the Executive Sessions, Mr. Olson continued the minutes to the May 18 meeting.

Continued Public Hearing, to act on the petition of Carol McAdam, General Manager, CAM Hospitality, LLC, for Special Permit under zoning bylaws Section 3.2.F.4, to open a coffee shop restaurant with a drive-through and tables for indoor and outdoor seating at 181 West Boylston Street:

Mr. Olson informed the board that, if they had not seen it already, Attorney Kurzon, who represents the petitioner, sent the board an email; she informed them that the petitioner had not submitted all of their paperwork to Planning Board for Site Plan Review, so they were requesting a continuance of the public hearing to the next ZBA meeting on Thursday, May 18, 2023 at 7:05 p.m. Mr. Olson asked the board members if they had any comments? Mr. Rajeshkumar said that he had no comments. Mr. Femia expressed frustration at the fact that the petitioner was given two months of continuances to take care of their paperwork and did not notify the board until four days before tonight’s meeting that they needed a continuance; he also mentioned the fact that seven months had elapsed since the petitioner filed with the ZBA for the special permit. Mr. Olson acknowledged that he understood Mr. Femia’s comments but did not think that the board should refuse the request to continue. Mr. Femia asked if Mr. Olson could contact Atty. Kurzon to make sure that the petitioner gets all the information to Planning Board? He noted that he will go along with the continuance request this time but will not do so if it happens again. Mr. Olson responded that Ms. Kurzon did mention difficulties obtaining information from the Assessor’s Office, and he said that he was comfortable continuing for another month. Mr. Femia made a motion to continue the continued public hearing to the June 15 meeting at 7:05 p.m., to give the petitioner enough time to obtain all the necessary information. He reiterated to Mr. Olson the opinion that he should reach out to the petitioner and advise them that they really need to make the effort to meet with the Planning Board, and if they cannot do so, not wait until three or four days before the meeting to ask for a continuance. Mr. Rajeshkumar seconded the motion, but commented that he did not care if they are able to come in or not. Mr. Olson then took a voice vote to continue the continued public hearing to June 15, 2023 at 7:05 p.m.:

Mr. Femia – “yes”

Mr. Rajeshkumar – “yes”

Mr. Olson – “yes”

The vote was 3 “yes” to 0 “no”, therefore the continued public hearing was continued again to June 15, 2023 at 7:05 p.m.

Other Business:

Question Regarding ZBA Filing Forms: Mr. Femia asked Mr. Olson if he could look at the ZBA’s petition filing forms and get them updated; he was concerned because he thought there might be one or two 40B projects coming up for the Town. Mr. Olson replied that he would do his best.

ZBA Treasurer’s Report – Mr. Olson had seen it prior to the meeting; it was not discussed this evening.

Miscellaneous Mail and Paperwork Needing Signatures/Future Agenda Items/ZBA Reports – Mr. Olson and Ms. Goldstein informed the board that there was nothing that needed to be discussed at the meeting.

Next Scheduled ZBA Meeting – Thursday, May 18, 2023:

With no further business to discuss, Mr. Femia made a motion to adjourn the meeting at 7:22 p.m. Mr. Rajeshkumar seconded. A voice vote was taken by Mr. Olson:

Mr. Femia – “yes”

Mr. Rajeshkumar – “yes”

Mr. Olson – “yes”

The vote was 3 “yes”, 0 “no”, and the board adjourned at 7:22 p.m.

Submitted by: _____

Date: _____

Reviewed by: _____

