



TOWN OF WEST BOYLSTON ZONING BOARD OF APPEALS

140 Worcester Street * West Boylston MA 01583 * zba@westboylston-ma.gov

MEETING MINUTES

September 29, 2016 – Special Meeting

Chair: David Femia

Members Present: David Femia (Chair), Kristina Pedone (Vice-Chair), Barur Rajeshkumar (Clerk) and Charles Witkus.

Others Present: Daniel Cronin (Associate Member) and Secretary Toby Goldstein.

Members Absent: Nate Orciani (Associate Member).

At 7:30 p.m., Mr. Femia called the meeting to order; he announced that Mr. Cronin would sit in as a full board member and that he had attended as part of the audience all meetings discussing the issue on the agenda (94 North Main Street request for extension of Comprehensive Permit). Mr. Femia summarized that, at a special meeting the week before on Thursday, September 22, 2016, issues with manganese levels in the Oakdale water supply were discussed, and the board asked the Water Dept. for input on this. He said that, this past Monday, Robert Barrill, Chair of the Board of Health, and Michael Coveney of the West Boylston Water District, met with Mr. Femia to discuss the concerns about the water. Mr. Barrill said that manganese had been in the water quite a while (he issued a letter about this, which is on file). He added that the levels increase when a water main breaks or a hydrant is running. He said that the Town has been looking for a new water source for Oakdale. But, he maintained that the water is safe to drink, explaining that the oxidation of manganese can discolor and change the taste of water. Mr. Barrill said that three to four million dollars would be needed to build a filtration plant, therefore it would be more cost effective to search for new sources of water. He added that the cleaning of the Oakdale well can also increase the amount of minerals in the water. Mr. Barrill said that manganese has been an issue for many years in water quality reports, and added that there is a certain population of people sensitive to manganese. He explained that Mass. DEP has set water quality guidelines, and if the concentration of manganese exceeds 50 parts per billion, the water may discolor and taste different (he also gave concentration limits for children and mentioned that they can have neurological damage from too much).

Mr. Femia said that Mr. Barrill was at this evening's meeting. Regarding meeting with Michael Coveney, he said that this manganese has nothing to do with 94 North Main Street project. Mr. Femia did not see that the ZBA had any concerns about the project causing the problem. (He then called up Mr. Ali and Mr. Harrison before the board).

Mr. Femia said to them that the manganese situation has been settled. He said that, on 9/27/16, the Town Administrator, Anita Scheipers, received an email from David Rockwell from MHP, and he said that they would be ready to issue final approval to Mr. Ali by the end of October. Mr. Femia felt that the board should approve the extension of the Comprehensive Permit to 12/3/16. He believed that to be more than enough time (two months). The condition would be that nothing else be done and no building permit until approval comes from MHP. (Mr. Harrison asked Mr. Femia to clarify 60 days-would that include obtaining final approval? Mr. Femia replied "yes"). Mr. Femia asked for comments from the board. Mr. Rajeshkumar was not in favor of an extension, asserting that the applicant had the opportunity over the many years of the project to obtain all the information.

With no further comments, Mr. Femia asked for a motion from the board to vote. Mr. Cronin made a motion to vote to approve extension of the comprehensive permit for 60 days. Mr. Witkus seconded. The vote was as follows:

Mr. Rajeshkumar: "no"
Mr. Cronin: "yes"
Mrs. Pedone: "yes"
Mr. Femia: "yes"
Mr. Witkus: "no"

Mr. Femia announced that the extension was not approved, as he explained that Town Counsel said that four "yes" votes were needed to pass it.

Change of October 20, 2016 Meeting Date:

Mr. Femia announced to the board that he knew of two board members who would not be able to attend the Thursday, October 20 ZBA meeting, and reminded them that there is a public hearing due to take place at the next meeting. He asked the board members if they were available to meet on October 27; as they responded that they would be available, Mr. Femia announced that the next ZBA meeting will be Thursday, October 27, at 7:15 pm. (The Secretary will post this change and notify the applicants who will have the public hearing).

With no further business to discuss, Mrs. Pedone made a motion to adjourn the meeting at 7:45 p.m. Mr. Rajeshkumar seconded. All in favor.

Respectfully submitted,

Toby S. Goldstein, Secretary

Date Accepted: _____ By: _____