

DRAFT DRAFT January 14, 2019 Meeting Minutes –
West Boylston Open Space Implementation Committee (OSIC)
Town Hall, 140 Worcester St., West Boylston, MA

Members Present: Brenda Bowman, Ray DeSanti, Gary Flynn, Vin Vignaly

Members Absent: John Hadley, Mike Peckar, Barbara Wyatt,

Others Present: Michele Brown-dog park subcommittee

The meeting was called to order by Chair Vignaly at 6:15 pm. Motion by Mr. DeSanti, seconded by Ms. Bowman, the minutes of the November 19, 2018 meeting were approved unanimously.

Dog Park Subcommittee Report:

Ms. Brown has not received positive responses about available town land or possible coordination of a town purchase of land for a cemetery, walking/passive recreation, and dog park. The major concern is over the land ownership requirement of the Stanton Foundation. The next dog park to be opened in Worcester is at Tacoma Street, less than a mile from West Boylston. This may negate the need to have a park in West Boylston. But the remaining potential site is in the rear of the Mixter Building site at 120 Prescott Street. The Senior Center site evaluation will be coordinated with the building/site work currently occurring.

Fiscal Year 2018 Annual Report:

The committee reviewed the draft report and amended the priorities to reflect more ‘open space’ preservation/protection interests and away from the recreation/fields action items that will reduce the natural open spaces in town. The committee supported an amended version that Mr. Vignaly will prepare and submit to the Town Assistant.

Properties of Interest:

The Private Properties of Interest for Open Space acquisition were discussed and asking Ms. Bowman to contact owners of these properties:

- 264 Prospect Street – Bossi property: Still in court over the ZBA denial of Special Permit Request. No contact, but watch.
- Israel Property, the largest site on Blue Ridge Road, was determined to be of interest for the Dog Park location about a year ago. Mr. Peckar is not present for a status update.
- Monkiewicz properties, 22 acres at about 201 Laurel Street for acquisition by town or DCR. No contact has been made to date.
- Rear portion of the Kaufman property at 11 Marsh Hawk Way, 4 acres of the 5.5 acre lot abutting the Pine Glen parcel for Land Trust/Town acquisition. No contact made to date.
- 18 Malden Street – Ebert property: Inquire of estate plans and/or acquisition of portion for town open space and future school uses. No contact made to date.
- Lamberto, 75 Shrewsbury Street: Owner may be interested in selling rear land to protect it from development.
- Gambacini, 135 Pierce Street: Mr. DeSanti mentioned that he heard that the 18 acres may be up for sale to an aggressive developer. Mr. DeSanti will talk to the owner and report back.
- Baldarelli Brothers old office, 277 Sterling Streets Mr. Vignaly noted that it appears to be storing construction equipment and working on the machines. This land is zoned General Residence along the frontage and Single Residence beyond 300’ from the centerline of Route 12. The current uses do not appear to conform to the allowable uses. This area has been noted in the OSRP for years as a very desirable site for athletic fields or now maybe a cemetery with walking paths, and maybe a dog park as well. The lot is about 33 acres in area.

Property Management Issues:

The property owned by the town at the top of Goodale, north of Lee, “Malden Hill South”, is not clearly marked and the parking is not properly cleared. Ms. Bowman wants to ask Greater Worcester Land Trust to put up the signs that were approved months ago and to have a safe parking area created. If it can't be done with available funds, should a request be submitted for Community Preservation Act money? Ms. Bowman will get more information for our next meeting.

The site work at the Senior Center, 120 Prescott Street (the Mixer Building land) is digging up more of the existing baseball field than originally expected. Mr. Flynn noted that there are discussions to raise the area by 3', but the details were not clear. He will ask for an update before our next meeting.

The next meeting was tentatively scheduled for 6:00 on Thursday, February 21, 2019.

Upon motion by Mr. Flynn, seconded by Ms. Bowman, the committee unanimously voted to adjourn at 7:50 pm.

Respectfully submitted, Vincent Vignaly