

ANNUAL REPORT OF
THE WEST BOYLSTON PLANNING BOARD
FISCAL YEAR 2013

The Planning Board consists of five (5) members, who are elected to five (5) year terms. In the period from July 1, 2012 through June 30, 2013, the Board held thirteen (13) regular meetings, four (4) public hearings and two (2) continued public hearings.

Subdivision Control

The Planning Board signed one (1) plan for dividing lots that we certified as ANR (Subdivision Approval Not Required) plans.

No new Subdivision plans were received.

Site Plan Review

While new construction continued to be slow during this fiscal year, the Planning Board continued to work on Site Plan Reviews, which are required under Section 3.6 of the town's zoning for many commercial, industrial and multi-family building projects. In addition to Site Plan Review, a Special Permit from the Planning Board is required for specific uses.

Three (3) new Site Plan Review Applications were received this fiscal year, including one that required a Special Permit for a Wireless Communication Facility.

Clinton Savings Bank submitted a Site Plan Review application for the relocation of their existing West Boylston branch to 306 West Boylston Street, the former home of a Friendly's Restaurant. The project included a complete renovation of the existing building, substantial site work and the installation of a remote drive-up facility. After opening the public hearing on August 8, 2012, including one continuance, the Site Plan Approval was issued on September 12, 2012.

CAF Realty submitted a Site Plan Review application for a new liquor store at 21 Franklin Street at its intersection with Rte 12. The project included demolition of an existing single family home, substantial site work and a six thousand square foot building. Access would be from both Rte 12 and Franklin Street with some restrictions on exiting the site. After opening the public hearing on June 12, 2013 the Site Plan was approved June 26, 2013.

Zoning Bylaws

The Board worked most of the year on re-writing the Town's Sign Bylaw and after a March 27, 2013 Public Hearing the amended bylaw was approved by a Town Meeting vote on May 22nd

Other Activities

The Board continued to work on completion of a Housing Production Plan with the Housing Partnership. Upon completion and acceptance by the Planning Board and the Board of Selectmen it will be submitted to the State.

The Board also worked with Town-Wide Planning on updating the Master Plan with several sections including: Financial Strategies, Cultural and Historic Resources and Economic Development receiving major attention to date.

The Board was represented at two Project Roundtables to review proposed projects in the Town including 21 Franklin Street and Cumberland Farms.

Board members continued to serve on the Housing Partnership, Town-Wide Planning Committee, Economic Development Task Force, Open Space Implementation Committee, the Transportation Committee, Bylaws Committee, Earth Removal Board and Community Preservation Committee.

Finances

The Planning Board received approximately \$3,100 in funding from the town budget during Fiscal Year 2013. This amount was used to pay the part-time clerk who responded to inquiries from the public, other town officials, and maintained all the legal and financial records for the Board.

Board Members

Ms. Pare's term ended at the end of the Fiscal Year and she did not seek re-election. Inasmuch as no one ran for the vacant seat the Board of Selectman solicited candidates to fill the opening. During the fiscal year former member Lawrence Salate's position was filled by the Selectmen with Christopher Olson

During the year Mr. Frieden served as Chair and represented the Board on the Bylaws Committee and the Housing Partnership and Central Massachusetts Regional Planning Commission (CMRPC). Ms. Pare served as Vice Chair and represented the Board on the Town-Wide Planning Committee, as well as guiding the Board through many difficult assignments. Her knowledge and hard work will be sorely missed. Mr. McKeon served as Clerk and represented the Board on the Economic Development Task Force, Mr. Vignaly served as the Board Treasurer and represented the Board on the Earth Removal Committee, Transportation Committee and the Open Space Implementation Committee.

Respectfully submitted,

Marc Frieden, Chairman
Patrick J. McKeon
Christopher Olson
Vincent P. Vignaly
Karen Fenerty Pare