

**ANNUAL REPORT OF
THE WEST BOYLSTON PLANNING BOARD
FISCAL YEAR 2014**

The Planning Board consists of five (5) members, who are elected to five (5) year terms. In the period from July 1, 2013 through June 30, 2014, the Board held twenty (20) regular meetings, two (2) public hearings and two (2) continued public hearings.

Subdivision Control

The Planning Board signed six (6) plans 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.

One (1) new Site Plan Review Application was received this fiscal year.

College of the Holy Cross submitted a Site Plan Review application for the construction of a Contemplative Center at 1000 Goodale Street. The project included demolition of the existing single family residence, construction of an approximately 32,000 square foot facility, substantial site work, and the creation of twenty-two (22) off-street parking spaces. Access would be from the currently existing driveway on Goodale Street. After opening the public hearing on May 28, 2013, including two continuances, the Site Plan Approval was issued on July 9, 2014, less than 45 days.

Zoning Bylaws

The Board worked for several months on writing a bylaw for a Medical Marijuana Overlay District and updating the Town Map accordingly. After a March 26, 2014 Public Hearing, the bylaw was approved by a Town Meeting vote on May 19, 2014.

Other Activities

The Board completed work on a Housing Production Plan with the Housing Partnership and Affordable Housing Trust. The Housing Production Plan was approved by the Town and submitted to the State. Subsequently, the Housing Production Plan was approved by the State's Department of Housing and Community Development. It includes justification that the town meets the State's Alternative Standard to the typically-referenced 10% Affordable Housing Goal. This allows the Zoning Board of Appeals to deny 40B projects which it feels are not consistent with the goals and Housing Plan for the Town, without fear that it will be overturned by the State Housing Court. The Alternative Standard met in West

Boylston is that 1.5% of the Available Land Area for development is already being used for Affordable Housing.

The Board also worked with Town-Wide Planning on updating the Master Plan with several sections including: Financial Strategies, Cultural and Historic Resources, Economic Development, Education, Municipal Services, Public Schools, Housing, Open Space and Land Use. Four chapters were approved by the Planning Board and submitted to update the Town's Master Plan to the State, including West Boylston Public Schools, Financial Strategies, Economic Development and Cultural and Historic Resources.

Board members continued to serve on the Affordable Housing Trust, Town-Wide Planning Committee, Economic Development Task Force, Open Space Implementation Committee, Transportation Committee, Bylaws Committee, Central Massachusetts Regional Planning Commission (CMRPC), Earth Removal Board and Community Preservation Committee.

Finances

The Planning Board received approximately \$3,100 in funding from the town budget during Fiscal Year 2014. This amount was used to pay the part-time clerk who responded to inquiries from the public and other town officials, coordinated the public hearings for the zoning changes, and maintained all the legal and financial records for the Board.

Board Members

Mr. McKeon's term and Mr. Kaufman's appointment ended at the end of the Fiscal Year and they did not seek re-election. Mr. McKeon's seat was filled by Mark Brodeur (5-year term) and Mr. Kaufman's seat was filled by Cheryl Carlson (4-year term), both through the annual town election in 2014.

During the year, Mr. Olson served as Chair and represented the Board on the Bylaws Committee. Mr. Frieden served as Vice Chair and represented the Board on the Affordable Housing Trust and CMRPC. Mr. McKeon served as Clerk and represented the Board on the Economic Development Task Force. Mr. Vignaly served as the Treasurer and represented the Board on the Earth Removal Committee, Transportation Committee and the Open Space Implementation Committee. Mr. Kaufman represented the Board on the Town-Wide Planning Committee.

Respectfully submitted,

Marc Frieden, Chairman
Vincent P. Vignaly
Cheryl Carlson
Christopher E. Olson