

**ANNUAL REPORT OF**  
**THE WEST BOYLSTON PLANNING BOARD**  
**FISCAL YEAR 2015**

---

The Planning Board consists of five (5) members, who are elected to five (5) year terms. In the period from July 1, 2014 through June 30, 2015, the Board held twenty (20) regular meetings, four (4) public hearings, nine (9) continued public hearings and one (1) joint meeting with the Conservation Commission.

**Subdivision Control**

The Planning Board signed thirteen (13) plans for dividing lots that we certified as ANR (Subdivision Approval Not Required) plans.

The Planning Board approved one (1) plan for a definitive subdivision.

Crescent Builders, Inc. submitted a Definitive Subdivision Plan concerning a proposed roadway, Nuha Circle, located off Prescott Street, showing eight proposed lots. The project included stormwater treatment facilities located within the subdivision boundaries and required the formation of a Homeowners Association for implementation of the approved stormwater operation and maintenance plan. After opening the public hearing on November 12, 2014, including three continuances, the Definitive Subdivision Plan Approval and Stormwater management permit were approved on January 28, 2015.

**Site Plan Review**

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 listed in the Zoning Bylaws.

Three (3) new Site Plan Review Applications were received this fiscal year.

CLT Park, LLC submitted a Site Plan Review application for the construction of two new buildings in conjunction with an existing building on property at 137 Shrewsbury Street. The project included construction of two new buildings, substantial site work, and a total of fifty-six (56) off-street parking spaces. The proposed use of the new and existing buildings was primarily office and storage space with some limited assembly space. After opening the public hearing on January 28, 2015, including three continuances, the Site Plan was approved on April 22, 2015.

Robert Diverdi submitted a Site Plan Review application for the proposed change of use of an existing building at 99 Hartwell Street. The proposed change of use was from a vacant manufacturing facility to an Industrial Park with multiple industrial uses. No exterior site work was proposed, nor any change to the impervious area or drainage patterns. The proposed use of the existing building was primarily office and storage/warehouse space. After opening the public hearing on May 13, 2015, the Site Plan was approved on May 27, 2015.

Checker Real Estate, LLC submitted a Site Plan Review application for the construction of an additional parking lot and a proposed change of use of their existing building at 216 West Boylston Street. The project included construction of a new parking lot with access from Smith Drive, substantial site work, and nineteen (19) off-street parking spaces. The proposed use of the existing building was for Business Center use with up to three business uses. After opening the public hearing on May 27, 2015, including two continuances, the Site Plan and a Special Permit were approved on June 24, 2015.

### **Zoning Bylaws**

No zoning bylaws were proposed for amendment at Town Meeting during the fiscal year.

### **Other Activities**

The Board worked with students from Worcester Polytechnic Institute (WPI) who analyzed the Town's Residential Cluster Development bylaw. In particular, a comparison of our bylaw with other surrounding towns was conducted by the students and written supplemental materials were prepared for the purpose of increasing developers' awareness of this option for future projects in Town.

Board members continued to serve on the Affordable Housing Trust, Town-Wide Planning Committee, Economic Development Task Force, Open Space Implementation Committee, the 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 2015. 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**

Mr. Vignaly's term ended at the end of the Fiscal Year and was re-elected (5-year term). Mr. Brodeur resigned his seat which was subsequently filled by Barur R. Rajeshkumar (4-year term). Both Mr. Vignaly's and Mr. Rajeshkumar's seats were filled through the annual town election in 2015.

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

Respectfully submitted,

Marc Frieden, Chair  
Christopher E. Olson  
Vincent P. Vignaly  
Cheryl Carlson  
Barur R. Rajeshkumar