

**ANNUAL REPORT OF**  
**THE WEST BOYLSTON PLANNING BOARD**  
**FISCAL YEAR 2016**

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The Planning Board consists of five (5) members, who are elected to five (5) year terms. In the period from July 1, 2015 through June 30, 2016, the Board held twenty-one (21) regular meetings, four (4) public hearings, four (4) continued public hearings, one (1) joint meeting with the Selectmen, and one (1) project kickoff walk of the town center to get public comments on possibly changing the zoning to create a Village Zoning District in some or all the area.

**Subdivision Control**

The Planning Board endorsed two (2) plans for dividing lots that we certified as ANR (Subdivision Approval Not Required) plans.

The Planning Board approved one (1) Preliminary Subdivision Plan, for property owned by Malden Brook Realty Trust, LLC, located off Westland Circle, 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 a stormwater operation and maintenance plan. After further investigation of the water system, the project will need to conduct extensive evaluation and system improvements.

**Site Plan Review**

New construction projects continued during this fiscal year. The Planning Board received three (3) Site Plan Review applications, 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.

Pearson Realty Trust, LLC submitted a Site Plan Review application for the Business Center located at 539-555 Prospect Street, at Pinecroft Dairy. The proposal simply removed parking spaces that encroached on Prospect Street right of way and showed parking, traffic circulation, and compiled listing of compliance with applicable zoning requirements. After opening the public hearing on August 12, 2015, the Site Plan was approved on September 9, 2015.

Cumberland Farms proposed a retail store and gas distribution on a portion of 184 West Boylston Street. The project included building construction, gas dispensing facilities, and associated off-street parking. After opening the public hearing on December 9, 2015, including two continuances, the Site Plan was approved on February 10, 2016.

The West Boylston Municipal Lighting Plant submitted a Site Plan Review application for the proposed change of use of the capped landfill area on Temple Street, south of Pierce Street. The proposed change of use was from a vacant capped landfill to a Solar Array to generate approximately 5% of the electrical demand in town. After opening the public hearing on April 13, 2016, the Site Plan was approved on May 11, 2016.

**Zoning Bylaws**

The Planning Board held a joint session with the Board of Selectmen to discuss changes to the sign bylaws for electronic signs. The fall town meeting, 2015, voted to remove the limitation on the minimum No zoning bylaws were proposed for amendment at Town Meeting during the fiscal year.

**Other Activities**

The Board worked with Central Massachusetts Regional Planning Commission (CMRPC) to follow through on a recommendation in the 2005 Town Master Plan to evaluate creation of a Village Zoning District in town. A kickoff walk began the project on October 3, 2015, due to personnel limitations at CMRPC, the project continued through the year.

On March 12, 2016, the Board conducted a final walk-through of the Angell Brook Continuing Care Retirement Community to confirm that all requirements of the development had been completed before subsequently issuing its Certificate of Completion. Extensive coordination between the developer and the Condominium Association resulted in positive feelings for the developer and that the Site Plan Review process was worthwhile and effective to protect residents' interests.

The Planning Board drafted the West Boylston Complete Streets Policy and submitted it to the Board of Selectmen who adopted it in May, 2016. The policy begins the process for the town to qualify for up to \$40,000.00 for a consultant to prioritize a list of projects that will improve transportation safety and expand opportunities for pedestrian and bicycle travel along roadways in West Boylston. The MassDOT may provide up to \$400,000.00 per year to towns in the program.

**Finances**

The Planning Board received approximately \$3,200 in funding from the town budget during Fiscal Year 2016. 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. Frieden's term ended at the end of the Fiscal Year and was re-elected (5-year term) at the annual town election in June, 2016.

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

Cheryl Carlson  
Barur R. Rajeshkumar  
Vincent P. Vignaly