

**ANNUAL REPORT OF
THE WEST BOYLSTON PLANNING BOARD
FISCAL YEAR 2018**

The Planning Board consists of five (5) members, who are elected to staggered five- (5) year terms. In the period from July 1, 2017 through June 30, 2018, the Board held twenty (20) regular meetings, six (6) public hearings, and six (6) continued public hearings.

Subdivision Control

The Board endorsed five (5) plans for dividing lots that were certified as ANR (Approval Not Required) plans. These ANR divisions of land occur when there is already adequate road frontage on a large lot from which the new lots are created and no new road frontage needs to be created.

There was one Definitive Subdivision reviewed. The development of eight (8) new lots at the dead ended portion of Westland Circle was approved by the Planning Board. It included a public access pathway to create a pedestrian loop from Lawrence Street to the new cul-de-sac in Westland Circle Extension.

Construction continued on the 7-lot residential Nuha Circle subdivision development project on Prescott Street.

Site Plan Review

New business construction project starts remained strong during the year. The Board received five (5) new Site Plan Review (SPR) applications, which were required under Section 3.6 of the town's zoning bylaws for non-residential, and greater than four-unit multi-family building projects. In addition to Site Plan Review, a Special Permit from the Planning Board is sometimes required for specific uses listed in the Zoning Bylaws. The Stormwater Bylaw, noted in the General Bylaws, authorizes the Planning Board to review and issue the local Stormwater Management Permit when projects are reviewed under Site Plan Review or for land subdivisions.

New SPR Projects:

Bethlehem Bible Church, 307 Lancaster Street

The Board voted to deny the application for a parking lot expansion without prejudice due to the extended period without significant action from the applicant after the opening of the public hearing on June 28, 2017, with 5 continued hearings until the denial on October 25, 2017.

137 Shrewsbury Street, Rob Fuller Storage Containers

The Board voted to issue an Amended Site Plan Review for a revised driveway and building location plan for the site that reduced the buildings and no longer included two stories of climate-controlled units.

West Boylston Senior Center, 120 Prescott Street

The Board approved a Site Plan Review application from the Town for a 11,350 sf Senior Center facility. Recommendation by the Board that the site be constructed to function as an emergency shelter was denied by the FISP building Committee.

Girl Scouts of Central and Western Massachusetts, 115 Century Drive

The Board approved a Site Plan Review application for an office and cookie distribution facility. The building is located in West Boylston, but they have a mailing address in Worcester for fundraising purposes.

Briarwood Continuing Care Retirement Community, Final Phase, 70 Briarwood Circle

The Board approved a Site Plan Review Amendment application for the last phase of the project. Work is proposed for 24 independent living units, 12-unit memory care units, and 16 future apartments to be used as a mixed use, bringing the total number of units to 327.

Emuge Corporation, 1800 Century Drive

The second phase addition of a larger building and significant parking expansion west of the existing building was proposed in the Site Plan Review submission on October 26, 2016. A Public Hearing was held on June 27, 2018.

Prior SPR Projects Status:

Curtis Industries, 70 Hartwell Street

The addition of a larger building behind the existing building was completed and the recommendation for a Certificate of Completion for the Site Plan Review was signed.

Big Daddy Realty Trust, 90 Sterling Street

Construction continued under the Site Plan Review for 16 condominium units on the site of the Reservoir Motel.

Wachusett Liquors, 21 Franklin Street

The Board voted to issue a recommendation for a Certificate of Completion under the Site Plan Review process, contingent on two shade trees for the parking areas be planted and maintained.

Town of West Boylston (Public Safety Radio Tower), 208 Beaman Street

Construction continued under the Site Plan Review approval that required the issue of storm water runoff from the access road into Route 140 be addressed.

Town of West Boylston (Police Headquarters), 141 Sterling Street

Construction was completed under Site Plan Review for the new Police Headquarters.

Worcester Behavioral Innovations, 100 Century Drive

The Board issued a one year extension of the Site Plan Review Approval because work had not begun within the year of approval.

Other Activities

Work continued on review of the compliance with Site Plan Review for the Wachusett Plaza property at 184-186 West Boylston Street. The depressed stormwater treatment 'rain gardens' were not constructed to the design standard and confirmation from the design engineer was requested to ensure compliance.

The Board received direction from Town Counsel in regard to split lots (in particular 19 Crescent Street) and how to calculate the number of allowed units. Part of the site is General Residence District which allows multi-family, but the majority of the lot is in a Single Residence District. Town Counsel's response was that the area they can use to calculate the maximum number of units should not include all of the Single Residence District, but only the area within thirty feet into it from the Multi-Family District boundary. This interpretation would apply to all split lot development calculations in town.

The Board continued work with the Central Massachusetts Regional Planning Commission (CMRPC) to consider establishing Village Zoning to preserve the character of the center of town and encourage

both residential and appropriate small business uses. This would be presented at a future Town Meeting.

Conducted a joint forum with the Open Space Implementation Committee on October 24, 2016, to gather input from citizens and other town boards relative to the Town's parks, athletic facilities and open spaces.

Reviewed the Incentive Zoning Bylaw for Affordable Housing. The Affordable Housing Trust's consultant recommended it be changed to require a percentage of subsidized housing. The Board decided it best to retain the current wording.

The Board conducted public hearings relative to the Selectmen's request to amend Section 5.2.A.1.(f) Off Street Parking and Loading AND to amend Section 5.6, Signs and Billboards and brought the changes forward to October 2017 town meeting.

Work continued on the Town-Wide Comprehensive Plan with the Town Administrator and the Planning Board's member tried to outline roles and responsibilities for Town Planning as defined in the Town's Bylaws. Planning Board members reviewed and made contributions to sections of the Comprehensive Plan.

Through the Transportation Committee the Board pushed to focus on improvements to the intersections where the most accidents occur. The Board wanted to present possible projects for inclusion in the 2018-2022 TIP Project Listing, a schedule of future transportation improvements, to the state: Re-connecting Hartwell Street to Route 140 was mentioned, but it was agreed that the most important traffic issues in town are those resulting in excessive accidents in the "triangle" (the area bordered by Routes 12, 140, and Franklin Street) in the center of town.

The Board compiled lists and many requests to the Building Inspector, as the Town's Zoning Enforcement Officer, to identify and try to address known and suspected zoning bylaw violations, incomplete Site Plan Reviews, and unpermitted site work at various locations in town. It is the goal of the Planning Board, and the job of the Building Inspector, to make sure that projects are built in accordance with the Site Plan Review and all other Zoning Bylaws as approved by Town Meeting.

Board Members

During the year, Vincent Vignaly served as Chair, and representative on the Bylaw Committee, and the Open Space Implementation Committee. Cheryl Carlson served as Vice Chair and represented the Board on the Earth Removal, Town-Wide Planning Committee, and Community Preservation Committees. Paul Anderson served as Clerk and represented the Board on the Transportation Committee. Barur Rajeshkumar served as Treasurer and represented the Board on the Economic Development Task Force. Marc Frieden represented the Board on the Affordable Housing Trust and the CMRPC.

Cheryl Carlson resigned at the end of the year because her family was moving. Sarah Miles was elected to a five-year term at the annual town election in June, 2018.

Respectfully submitted,
Paul R. Anderson, Chair
Marc Frieden
Sarah Miles
Barur R. Rajeshkumar
Vincent P. Vignaly