



TOWN OF WEST BOYLSTON PLANNING BOARD planningboard@westboylston-ma.gov
140 Worcester Street ** West Boylston MA 01583 ** Phone 774-261-4073

MEETING MINUTES

May 25, 2016

Chairman: Marc Frieden

Members Present: Vincent Vignaly, Christopher Olson, Cheryl Carlson, Barur Rajeshkumar

Members Absent: None

Others Present: See Attached Sign-In Sheet

All documents referenced in these Minutes are stored and available for public inspection in the Planning Board Office located at 140 Worcester Street.

The meeting was opened at 7:02 p.m. by Chairman Frieden.

Old Business/Outstanding Issues/Follow-Ups:

1. Village Zoning Initiative with CMRPC – Mr. Olson forwarded the board's feedback to Mr. Ryan and reviewed the model Village Zoning Bylaw about the CMRPC Model suggesting advocating for as many uses as of right. Many of the areas we are talking about are zoned Business which currently allows residential use, but thought we might also want to consider other aspects. Within the area being considered for the Village Zoning District are Single and General residential areas that currently don't allow a business use. He does not know how the town will feel at town meeting about opening them up to business. The analysis that was done at the walk through showed the highest rate of conformity (over 90%) for the uses. Mr. Frieden asked if businesses should be allowed to do it without a permit (by right) or should we have them get a Special Permit. The advantage without one would be that people could do it right away. Mr. Olson said there are some areas we need to be sensitive about. Mr. Frieden said we should give CMRPC a clear task so they are not rewriting the entire bylaw. Mr. Vignaly asked if we should have them give us general ideas for changes based on their evaluation of our current bylaws and the area we are talking about rather than write the bylaw. We can ask them to list the benefits and drawbacks and how we incorporate the language into the zoning bylaw. Parking is a high priority issue and will have to be considered; zoning requirement setbacks would have to be changed. One of the proposed uses in the model Village Bylaw is residential units above non-residential units as of right. They would only have to go to the Building Inspector. The bylaw would have to be tailored such that only certain types of uses are allowed; it has to be understandable and clear. Some proposed uses where a Special Permit would be required in the village overlay would be two-family homes, multi-family houses, movie theaters and outdoor markets. One use in the current Model Bylaw from CMRPC that we do not want to include is to prohibit single family homes or one-story buildings. Mr. Olson will continue to follow up.

2. Pipeline Information Request – Mr. Vignaly followed up. It was a general blanket notification; no more detailed information is available yet.
3. Staff Meeting – Mr. Frieden attended the meeting. The new website is up and running; a new color copier has been ordered; the assessor is retiring. Mr. Frieden asked if the board could rotate attendance. The next meeting will be June 22nd. Capital expenditure items the board would like are a projector and a mounted zoning map on the wall in the meeting room.
4. Town Meeting – The meeting went well; the Sign Bylaw revisions passed.
5. Holy Cross Payments/Actions in Lieu of Taxes – Mr. Frieden said the Town Administrator is aware that Holy Cross is a resource in town. The board recommended a scholarship every year for a West Boylston student. The BOS is in charge of the PILOT program. Mr. Frieden will follow up with the Goodale Street improvement issue.
6. Angell Brook Village Status Update – Mr. Staiti sent an email indicating that the forebay work would be completed May 23rd, paving repairs are expected this week, and the fire hydrant will definitely happen. Mr. Barstow said the trustees are satisfied with the progress and asked the Planning Board for an inspection. He said Keystone's engineer revised the method of marker placement; two markers were not set. He would like the board to request Keystone to revise the Operation & Maintenance Plan to agree with the marker placement and change the inspection of the forebays to no more than twice a year (instead of monthly). Mr. Staiti will be asked to provide the revised Operation and Maintenance plan to both the Planning Board and the Conservation Commission.

New Business/Review of Correspondence/Emails Received:

1. 99 Hartwell Street (Letter from D&S Realty regarding Drainage Issues) – Mr. Diverdi said Mr. Migridichian was well aware of what was going on. As an abutter, he was notified of both applications, attended the Public Hearing, and provided input. He feels the issue is between Mr. Migridichian and his tenant, Waste Management. He spoke to Waste Management's attorney and explained that the water is being treated and the system is an improvement. There is no contamination coming off his property; however, he has documentation of the condition of the detention pond adjacent to the Waste Management parking lot. He does not want this to affect his project. Mr. Frieden asked the board how they wanted to proceed. Mr. Vignaly said the abutters were notified and at the hearing requested treatment of the flow be included, which it was designed and approved by VHB. Mr. Diverdi's engineer (Quinn Engineering) responded multiple times, sent a letter to the lawyer explaining the drainage system design and how it works, and it meets the town's bylaws and standards as well as DEP standards. There should be no impact on the Site Plan. The board will move forward when the as-built plan, certification letter and a letter requesting a Certificate of Completion is received. Mr. Diverdi said he already has an Occupancy Permit, so this should be checked with the Building Inspector since he does not yet have his Certificate of Completion from the Planning Board.
2. Extension Permit Request to Mark Tomaiolo (137 Shrewsbury Street Certificate of Site Plan Approval) – Mr. Vignaly recused himself from the matter and vote. The Site Plan Review approval was issued on May 27, 2015. Mr. Tomaiolo requested an 18-month extension.

According to the approval letter, it can be extended up to one-year. Ms. Carlson made a motion to issue a one-year extension to the Site Plan Approval and noted that he may come back again if a longer extension is needed; Mr. Olson seconded; all voted in favor; motion approved.

3. Mr. Rajeshkumar commented that Cumberland Farms is progressing. Mike Andrade (Graves Engineering) will be asked to send his inspection report if he has inspected and, if not, to visit the site.
4. Goals and objectives for the BOS were discussed; the board had no suggestions at this time. Nancy Lucier thanked the board for their work on the sign bylaw.
5. 212 Prescott Street Email – Mr. Frieden was told the drainage is in place and should be functional. Mr. Vignaly forwarded the email to VHB to inspect the site. Mr. Ali has not yet paid his outstanding bill.
6. Mr. Olson is unable to attend the CMRPC annual meeting on June 9th. He received the annual questionnaire/ballot information.

Reports from Other Boards – Mr. Vignaly said the Open Space and Recreation Plan update is progressing. The survey will remain open until June 2nd. The public forum will be held on June 2nd at 7PM to explain the process and to listen to ideas and concerns. Everyone is invited.

Mr. Frieden said the Affordable Housing Trust met. The town received a promissory note from the person at Afra Terrace to pay back the difference between the rent and the affordable housing price. The Orchard Knoll property has been flagged and surveyed. There is an issue on the Maple Street side. The main entrance is the paved road and one entrance is part of a resident's driveway. There will be a meeting in June for discussion with the residents. The state said the town has to accept the property at town meeting and promise to build within five years.

Citizens' Comments – Mr. Femia (ZBA) said they received a petition for a Special Permit for multi-family housing at the site of the old West Boylston Motor Inn. Nothing has been received by the board yet.

Review/Approve Payment of Invoices and Review Draft May 11, 2016 Regular Meeting Minutes – Invoices were approved. Mr. Olson made a motion to approve the May 11, 2016 Regular Meeting Minutes as amended; Mr. Frieden seconded; all voted in favor; motion approved.

A motion was made by Mr. Olson to adjourn; Mr. Rajeshkumar seconded the motion; all voted in favor; motion approved. The meeting adjourned at 9:20 p.m.

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich

