



**TOWN OF WEST BOYLSTON PLANNING BOARD** [planningboard@westboylston-ma.gov](mailto:planningboard@westboylston-ma.gov)  
140 Worcester Street \*\* West Boylston MA 01583 \*\* Phone 774-261-4073

**MEETING MINUTES**  
**June 8, 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 7:00 p.m. by Chairman Frieden.

Old Business/Outstanding Issues/Follow-Ups:

1. Village Zoning Initiative with CMRPC – Mr. Olson forwarded an email to the board from the CMRPC that talked about village zoning, mixed use zoning, and the benefits and drawbacks. He drafted a generic letter, nothing specific, of what we are trying to do and asking for both positive and negative comments while we are considering drafting regulations. Mr. Frieden said to include the reason that we are doing this is because it is one of the goals of the Master Plan. Mr. Vignaly said we would want to consider our Business District which currently allows residential and commercial use. People should be asked if there is any interest, or do we want to keep it as is. Do we need to create another Village Zoning District or change the limits of our current Business District? The Master Plan says it wants to take residential uses out of the Business District. If we do that we would need a Village District; is it worth doing? Mr. Olson is looking for feedback as to whether people would consider it a positive or negative idea, and to do the reverse to allow some type of small scale commercial in some of the general residential districts that are around town center. Mr. Frieden said we could possibly change the Master Plan if there is no interest. Mr. Olson liked the idea of one of the goals telling them it allows Business District (commercial in residential) and do they want to allow that. It will give us the data to make a decision and, if there is no interest, we will have a reason why that part of the Master Plan hasn't been completed. Mr. Vignaly said parking standards would have to be discussed. Mr. Frieden said to include what the potential benefits would be if we develop a Village District. Mr. Olson will contact CMRPC, edit the introductory letter, and it will be reviewed at the next meeting.
2. Holy Cross Payments/Actions in Lieu of Taxes – Mr. Frieden reviewed the meeting minutes and found that Holy Cross donated \$10,000 to the DPW for the road to pave a few hundred feet of frontage at the entrance. In a 6/19/2015 email, the Planning Board asked the Selectmen to begin discussions with the College to establish some form of cooperative agreement. Some of the ideas that were mentioned included (1) allow the School Department to utilize the facility for small group 'retreats' or workshops for the professional

staff; (2) encourage project-based studies/investigations by their undergraduate and graduate level students to benefit the town; and (3) establish a scholarship for tuition/room/board to be granted annually to a West Boylston student. Mr. Frieden will follow up with the Town Administrator for a status update and Ms. Carlson will follow up with the Library.

3. Angell Brook Village Certificate of Completion – The trustees were in attendance. They are pleased with the progress. The board is not ready to act tonight since Keystone is continuing to work on the edits.

**New Business/Review of Correspondence/Emails Received:**

1. Informal Discussion (Big Daddy Realty Trust) for 90 Sterling Street proposed Project – John Spillane, Esquire; Joseph Peznola (Hancock Associates); Craig Wambolt (Big Daddy Realty Trust) were present. Mr. Peznola said the subject property is a 1.5± acre parcel known as the Reservoir Motor Inn. The new owners want to make improvements. There are two access points on Sterling Street, it has a shared easement with the condominium next door, there is a connection to Route 110 (Lancaster Street), and there are two 3-story buildings on site. They looked at the possibility of changing the non-conforming use to a multi-family use and created clusters of 3 units, modular construction, 2-story condominiums. They will move the two curbs cuts and maintain the common access to Route 110. The units will be 20x27 with more than two parking spaces for each unit. They feel it is less intense than what was there previously and said the site can support it. They are looking for input from the board and to better understand the process. Mr. Peznola said as a matter of zoning compliance, the site would support six units. He said they were looking at it from the standpoint of Chapter 40A Section 6 of the Massachusetts General Laws in which the non-conforming use can be altered, modified or expanded with the criteria granted with a Special Permit from the ZBA if it is not more detrimental to the neighborhood. A Special Permit is needed from the PB for multi-family use. Mr. Vignaly asked if they contacted the Building Inspector to know all the zoning and special permits that would be required. Mr. Peznola said Section 1.4 of the Zoning Bylaws say that when you have a non-conforming use, if it is legally considered non-conforming, then all the aspects of that use are non-conforming. The non-conformance is that they are going from two habitable units to six. They feel modular construction would be more marketable. They do have some flexibility with the floor plans. The majority will have walk-out basements; no decks; no garages. Mr. Frieden said it is tight and dense. He asked if they would entertain affordable units; they could. He said sidewalks are encouraged. The board would need site plan details before recommending it to the ZBA, but seem to like the idea as long as all the details work. They need to consider drainage, lighting, solid waste, parking, and trees. The ZBA is the granting authority for altering the pre-existing use. The Planning Board cannot vary the zoning; we could not approve a Site Plan Review that did not meeting zoning. It was suggested they go before the ZBA for their input. Mr. Femia said they should contact the Condo Association regarding the bylaws because the Association plans to eliminate the through traffic from Route 12 & Route 110.
2. Reorganize the Board – Election of Officers – Tabled to the June 22<sup>nd</sup> meeting.
3. Informational ZBA Petition regarding 101 Goodale Street (in-law apartment addition) – Tabled to the June 22<sup>nd</sup> meeting.

Reports from Other Boards – Mr. Rajeshkumar talked about the Complete Streets Policy. Mr. Frieden will contact the Town Administrator for a status update, ask for a letter from the Selectmen stating that it was approved, and inquire as to how we can coordinate with the Board of Selectmen to take the lead and proceed.

Mr. Vignaly will attend the Staff Meeting on June 22<sup>nd</sup>. Mr. Frieden will ask the Town Administrator to add the topics of Complete Streets and Holy Cross College to the agenda for discussion.

Mr. Olson said the Town Administrator is restarting Town Wide Planning Committee meetings. They are hoping to meet June 27<sup>th</sup>.

Mr. Vignaly said the Open Space and Implementation Commission received some good support at the forum on June 7<sup>th</sup>. There were not a lot of people, but there were some good ideas. The information will be compiled and a draft Open Space and Recreation Plan Update will be prepared. They hope to receive more ideas/feedback in August and finalize it in September for the Town Meeting in October. There was good cooperation from all boards.

Citizens' Comments – None tonight.

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 25, 2016 Regular Meeting Minutes; Ms. Carlson seconded; all voted in favor; motion approved.

A letter will be written to Mr. Ali asking that he pay the VHB invoices (\$614.59) and submit additional monies for anticipated inspections for a total of \$2,100.

Mr. Rajeshkumar thanked the voters for coming out to vote and electing him a Selectman.

A motion was made by Mr. Vignaly to adjourn; Mr. Olson seconded the motion; all voted in favor; motion approved. The meeting adjourned at 8:40 p.m.

Date Accepted: \_\_\_\_\_

By: \_\_\_\_\_  
Christopher E. Olson, Clerk

Submitted by: \_\_\_\_\_  
Melanie Rich