



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

MEETING MINUTES
January 11, 2017

Chairman: Christopher Olson

Members Present: Barur Rajeshkumar, Marc Frieden, Vincent Vignaly, Cheryl Carlson

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 Chair opened the regular meeting at 8:00 p.m.

Old Business/Outstanding Issues/Follow-Ups:

1. ANR Plan (113 Temple Street) – Mr. Frieden made a motion to endorse the ANR Plan prepared for Alan P. Dubois, 113 Temple Street, West Boylston MA, prepared by Farland Corp. dated December 2, 2016; Mr. Rajeshkumar seconded; four voted in favor; one abstained (Vignaly); motion approved.
2. 100 Century Drive Certificate of Site Plan Approval – The plans and Certificate of Site Plan Review Approval were endorsed.
3. 141 Sterling Street (Police Headquarters) Certificate of Site Plan Approval – Mr. Olson received a response from the builder regarding the draft approval wording for screening of the chain link razor wire fence. The response suggested that they would contact the neighbors in order to resolve the issue. The board discussed the question and it is a requirement in the zoning bylaws that the Planning Board cannot waive. Mr. Vignaly said if they don't want to do the fence, they need to go to the ZBA for a variance. Mr. Frieden did not feel comfortable leaving it open and giving approval. Mr. Olson said they need to comply with Zoning. They are aware of the issue. Past meeting minutes also said they agreed to screen the dumpster with a decorative fence and would plant trees around the transformer. The board agreed to leave the language as is. Mr. Vignaly made a motion to approve the waivers requested for 141 Sterling Street in the Certificate of Site Plan Review Approval and Stormwater Management Approval letter; Ms. Carlson seconded; all voted in favor; motion approved. Ms. Carlson made a motion to approve the Certificate of Site Plan Review Approval and Stormwater Management Approval for 141 Sterling Street; Mr. Rajeshkumar seconded; all voted in favor; motion approved. The plans were not available to be signed. Melanie will notify Joe DiCarlo that the board needs to sign Mylars and to include a signature block on each page.
4. Status of As-Built Plan Review (Checkerboard, 216 West Boylston Street) – Andrew Liston forwarded an update from Checkerboard. The plugged drain has been cleaned and maintained. The fencing around the dumpster has not been corrected and extended but they are working on getting it done.

New Business and Review of Correspondence/Emails Received:

1. ANR Plan (137 Shrewsbury Street) – Mr. Vignaly recused himself from the matter. Mr. Tomaiolo said he wants to transfer property to the American Legion Post 204, but he can't give up property that the DCR needs him to retain to meet the percent of impervious area on the lot. He spoke with Nancy McGrath (DCR). What was previously Lot 5 was cut into Lots 5L & 5R. Lot B2 was cut into Lots B-2L and B-2R. They retained an easement for Shell Oil because they are still remediating the hazardous material release on the back property. Lots 5L and 5R have no frontage. Ms. Carlson made a motion to endorse the ANR Plan of Land in West Boylston MA, Shrewsbury Street, prepared for CLT Park, LLC by Robert D. O'Neil, Jr. dated January 6, 2017; Mr. Frieden seconded; four voted in favor; one abstained (Vignaly); motion approved.
2. Review of Incentive Zoning Bylaw (Section 3.10) for Affordable Housing – Mr. Frieden said the Affordable Housing Trust consultant said it has no teeth to force a developer to include affordable housing in all future proposed developments. Mr. Vignaly said it allows the Planning Board to approve increased density if a certain amount of affordable housing units are included. She said other towns, in order to maintain their 10% of housing being affordable units, requires 10% affordables in all developments. He will send samples of the bylaws to the board. Mr. Vignaly said they wrote it purposefully as an Incentive bylaw instead of an Inclusionary bylaw. The Planning Board in 2006 wanted it as an incentive, not a requirement. Mr. Vignaly noted that he believes the town has met the 1.5% land area since the Housing Production Plan was prepared in 2012. By meeting either the 10% Affordable Housing percentage or the 1.5% Available Land Area criteria, the town will be allowed to deny an affordable housing development that they do not believe to be in the best interest of the town. Why bother with 10% and write bylaws that say something that we really don't need to worry about; we already meet the alternative 1.5% Available Land and Area standard. Mr. Frieden said the town gets the credit for the land and the Subsidized Housing Inventory (SHI) if they are required. The number of units to meet the state-required percentage of housing units (10%) changes as more homes are constructed, so the town is always chasing that number and adding more subsidized housing. The 1.5% Available Land Area calculation is based on the portion of the total land area of the town that can have housing built on it and the land area associated with the Subsidized Housing Units in town. Mr. Frieden said the Affordable Housing Trust is trying to encourage land owners to gift portions of larger tracts of land to the Land Trust or Conservation Commission so that the portion of the land available for development is reduced. Mr. Vignaly agreed that reducing the developable land area would provide a cushion for the 1.5% number. It was agreed that the top priority is to maintain our inventory so we don't lose any existing Subsidized Housing Units; we worked hard to get them. Mr. Olson said there are pros and cons. More discussion is needed.

Reports from Other Boards – Mr. Frieden said the Transportation Committee met and discussed ideas with representatives from CMRPC for the Complete Streets Prioritization Plan they are contracted to prepare. This effort involves including sidewalks, bicycle paths, and road widening in proposed roadway development and maintenance work. They also discussed evaluating the potential to reconstruct Hartwell Street from the American Legion area to Route 140 as the Reservoir as a TIP project.

Mr. Rajeshkumar said that CMRPC was hired to prepare the Prioritization Plan for \$15K. Once this plan is in place, the town can get up to \$400K for improvements to sidewalks, road reconstruction, bicycle lanes, road widening, handicap ramps, and possibly traffic signals for pedestrian safety. The

Committee was told that the evaluation that CMRPC was doing for the Planning Board of the traffic/accident problems at the triangle formed by the intersections of Route 12 and Route 140, and Franklin Street, and Route 12 and Franklin Street will be looked at in six months through the Transportation Committee.

Mr. Vignaly said the Open Space Implementation Committee met. On February 28th at 6PM there will be a public forum for feedback on the draft of the Open Space and Recreation Plan Update that he hopes will be public by February 14th. He hopes to have the forum draft on line, at the library and at town hall. Complete Streets will join the forum with the Open Space and Recreation Plan on February 28th at 6PM since they both involve significant concerns over pedestrian and bicycle access improvements.

Ms. Carlson said Community Preservation will meet to prepare for their annual meeting.

Mr. Rajeshkumar said FISP met and talked about the Senior Center. The long-range plan is to have it be two-stories, but there is concern from the Committee to have it more than one-story,

Citizens' Comments – Dave Femia said the ZBA and PB received an email from a citizen regarding 94 North Main Street and the stormwater running down the driveway and flooding Route 140. He will meet with the VHB Engineer Friday and report back.

Invoices were approved for payment.

Mr. Frieden made a motion to approve the December 14, 2016 Regular Meeting Minutes; Ms. Carlson seconded; all voted in favor; motion approved. Mr. Frieden made a motion to approve the December 14, 2016 141 Sterling Street Public Hearing Minutes with changes noted; Mr. Rajeshkumar seconded; all voted in favor; motion approved. Ms. Carlson made a motion to approve the December 14, 2016 70 Hartwell Street Public Hearing Minutes; Mr. Frieden seconded; four members voted in favor; Mr. Barur Rajeshkumar abstained; motion approved.

A motion was made by Ms. Carlson to adjourn; Mr. Frieden seconded the motion; all voted in favor; motion approved. The meeting adjourned at 9:48 p.m.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich