



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

MEETING MINUTES

April 26, 2017

Chairman: Christopher Olson

Members Present: Marc Frieden, Cheryl Carlson, Vincent Vignaly, 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 Chair opened the regular meeting at 8:00 p.m.

Old Business/Outstanding Issues/Follow-Ups:

1. Continued discussion and review of updates/corrections to town Zoning Bylaws – Mr. Olson revised and sent the letter to various departments for feedback/input. Comments are requested by May 5th.
2. Comprehensive Town Wide Plan (Land Use Chapter) Update – The Town Administrator is requiring feedback by June 1st. Mr. Olson will have a draft for the next meeting.
3. Status Update regarding incomplete Site Plan Review Process or Recent Site Work at Several Sites – Mr. Olson received a response from the Building Inspector. Concerns with his responses are:
 - a. 187 West Boylston St. The new curb cut and drainage are not under Building Dept. Mr. Herget will be asked to clarify what department he thinks this is under. The work is clearly part of the Site Plan Review, and no inspections/reports have been done at this site for months. Mr. Vignaly suggested that VHB conduct a site visit to determine the status. Mr. Frieden suggested, to avert the whimpering about high costs, that Mr. Surabian be asked to attend our next meeting to review the project.
 - b. Flagg RV. Mr. Herget noted that the building expansion is less than a 5,000 sq. ft. change and no parking change. Mr. Herget will be informed that it is the board's understanding that the size of the building expansion is **over** 5,000 square feet and the old building never had SPR.

The board is requesting copies of the As-Built plans as well as Engineer's certification, which were submitted before the Certificates of Completion, and subsequent Certificates of Occupancy that were issued for the following:

- a. Cumberland Farms CO issued 8/16/16.
- b. 99 Hartwell St. UPS has CO 5/5/16. No As-Built or certifications have been submitted; the site is still under Site Plan Review. Still working on renovation to front of building, sprinkler, fire

alarm test 5/8/17, but none of this work has been submitted to the board for an Amended Site Plan Review. The site is not in compliance.

c. College of the Holy Cross 1000 Goodale St. CO issued, 9/22/16.

d. 21 Franklin St. CO 12/10/14.

The board is requesting drainage plans or updated site plans for the 137 Shrewsbury Street project. There has been no contact with the developer other than issuing extensions since the SPR approval two years ago. Mr. Herget's suggestion that it was approved by the Planning Board 1/11/17 per the January 25, 2017 Construction Letter does not make sense:

Mr. Herget will be asked to attend either the May 10th or May 24th Planning Board meeting to discuss coordination and how to bring these sites into compliance.

- 4) Consideration of Board's Endorsement of Senior Center Project – The board has not received the background information mentioned in the request from Ms. Schiepers. We will wait for the design/funding details from the Town Administrator before formally voting. Mr. Vignaly asked how it was decided to locate the senior center at the Mixer property and not on private property with a building already there. Mr. Rajeshkumar said all town-owned property was taken into consideration. The Mixer building was chosen because it was found to be better suited than Woodland Street or Goodale Park. FISP will hold seven informational meetings. Mr. Rajeshkumar will forward the FISP 4/24/17 presentation link to the members.

New Business and Review of Correspondence/Emails Received:

1. ANR Plan for 115 Shrewsbury Street (Larrabee) – The plan was not ready for tonight. It will be on the May 10th agenda.
2. Paul Anderson attended and introduced himself. He is running for a seat on the Planning Board.

Reports from Other Boards – Mr. Olson said the Bylaws Committee met. There is a Wetlands Article on the Warrant; it is a proposed General Bylaw change (one page) and is intended to grant local bylaw enforcement powers and fining ability to the state regulations and laws through the local Conservation Commission. No expansion of powers or authority appeared to be included. The Bylaw Committee had a minor change and was supportive.

Mr. Rajeshkumar said the Town Meeting is May 15th and encouraged residents to attend.

Mr. Frieden said the training on Conflict of Interest Law was held last night and was very informative. If employees have any questions they can call 888-485-4766 or visit the website at www.mass.gov/ethics.

Citizens' Comments – Mr. Femia said the ZBA received information from the Municipal Lighting Plant regarding a potential project proposing to install up to three new DG systems on the Tivnan Drive Solar Array lot. After a review of the email it was determined that no action appears to be needed by the Planning Board.

Mr. Femia said there was an email from the CMRPC asking for survey responses; PB members have responded to the survey.

Invoices for payment were approved. Ms. Carlson made a motion to approve the April 12, 2017 Regular Meeting Minutes; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

Mr. Rajeshkumar made a motion to adjourn; Ms. Carlson seconded; all voted in favor; motion approved. The meeting was adjourned at 9:30 p.m.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich