



MEETING MINUTES
May 24, 2017

Chairman: Christopher Olson

Members Present: Marc Frieden, Vincent Vignaly, Barur Rajeshkumar (arrived at 7:27 p.m.)

Members Absent: Cheryl Carlson

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 7:06 p.m.

141 Sterling Street (Police Station Drainage Modification) – Anthony DiLuzio (Cardinal Construction) said during the permitting phase they met with MassDOT for water and sewer cuts into Route 12. Because there is a restriction for a direct connection to the state drainage system, the drainage needed to be revised. The original plans called for filling in the swale with a pipe which constituted a hard connection; they did not have the needed permission to make the hard pipe connection when they submitted for the Site Plan Review. After working with MassDOT Highway Safety and Drainage, the plans Mr. DiLuzio submitted are a combination of the changes which makes it a better and safer installation. They revised and re-sloped the drainage basin. The plans include the original basin shape and the new basin shape. The basin did not any get bigger geographically; it did get larger in volume, but the base elevation stayed the same at 740. They filled in the culvert but still have the detention basin. A 16" gate valve on the outflow side has been added so in the event of a spill, the Fire Department can close the gate valve. The Planning Board accepted the changes (reshaping the drainage basin and adding a gate valve) which will be incorporated on the as-built plan.

137 Shrewsbury Street (Discussion of Plan for Athletic Fields) – Rob Fuller showed the board the draft form of the final plans. The changes made were that he ended the pavement closer to the building, eliminated some parking spaces at the back of the building, and removed the northernmost proposed building so they would have adequate parking. By doing this it allows them to be able to size the baseball field to accommodate a soccer field. Parking was discussed; calculations will need to show that there will be adequate parking and not be a conflict with the office use and field use. There needs to be a certain number of parking spaces for the building and floor space area because it is based on square footage. Self-storage use is calculated differently than warehouse use. VHB sent a comment letter dated May 23, 2017. In addition to minor issues, drainage issues were noted. The changes Mr. Fuller showed the board are not on the plans VHB was asked to review so it is not surprising that VHB's comments are not clear. He will get the CAD file that incorporates all the information and send them to VHB. It is a complicated site. There is 24' of paved access in between the storage buildings with one-directional traffic flow; there is no parking between the buildings. Mr. Fuller will need to go to the Fire Department regarding the fire lanes. He was advised to put something in writing about the shared driveway in the event ownership changes.

The Larrabees asked Mr. Fuller if he could plant trees 8' apart rather than 15' apart for a better buffer. Mr. Fuller agreed and it will be incorporated on the plan. He said he had to replant dozens of trees, so these can be done. Mr. Fuller will be back before the board on June 14th.

Christopher Dubeau (27 Westland Circle) came in to discuss the 8-lot subdivision that had a Preliminary Subdivision Plan submitted last year. His concern is that the right-of-way seems to be getting closer to his property line. Mr. Vignaly explained that his property is at the right-of-way; there is no movement of the line. Mr. Dubeau did not know how far he is away from the property line. He was told that the developer would have to come back to the board for any changes and approval and we have not received any requests. The developer is asking to build a roadway in the area that is town-owned. When Mr. Dubeau's house was built, it may not meet the front yard setback and is less than 25' away from his front property line. It is a public right-of-way and the developer has the right to build on it as long as he gets PB approval and meets the town's subdivision standards. It was suggested that Mr. Dubeau research the Registry of Deeds and/or possibly have his land surveyed.

Old Business/Outstanding Issues/Follow-Ups:

1. Continued Discussion of Completion of SPR Process and Improved Coordination with the Building Department – Mr. Olson said the correct address for Wachusett Plaza is 184-186 West Boylston Street, not 187 as was noted in previous minutes/correspondence. The last communication regarding this property was an email to the Building Inspector where Mr. Surabian was copied requesting the as-built because he will be asking for a Certificate of Occupancy; the response was that he is working on it. Mr. Rajeshkumar said Mr. Surabian was before the Board of Selectmen last week for a license and said he told him that he has do the as-built for the entire complex which is taking time. Mr. Rajeshkumar said all documents are needed and the PB is not getting them; once they receive the Occupancy Permit they have no reason to supply any more documentation. Mr. Vignaly said it is not just the curb openings and parking, it is also the drainage, it's not just getting the as-built. The old plan shows the rain gardens proposed to be depressed from the pavement grade, but they are currently raised beds with asphalt. Mr. Olson said the Building Inspector emailed him and said he is looking for Certificate of Occupancy. Mr. Olson replied that the Planning Board is still looking for the as-built; the board is not trying to tell him what to do, but if he feels compelled to issue something; maybe he can issue a 30-day temporary Certificate of Occupancy so the board has some leverage. The Building Inspector is the Zoning Officer; if he says everything is fine, the Planning Board can only remind him of the information we need but may not get it. We have that problem with more than four other sites noted below where CO's have been issued. According to the Zoning Bylaws, the Building Inspector is not allowed to issue a Certificate of Occupancy until it has all been approved; he has issued four and is on the way to issuing three more.

Flagg RV said they were putting up the same size building; the Building Inspector said the 5,000-6,000 square feet is allowed under Zoning, but the regulations say a 25% increase in a 10-year period or 5,000 square feet as a maximum, whichever is less. It is twice the size and more than 5,000 square feet. Mr. Vignaly talked to Mr. Herget about them needing a SPR about a year ago, but nothing happened. Flagg RV is also in violation because they are only allowed 100 vehicles and have more than that. Also, they don't have a Special Permit for an automobile dealership where he is now parking excess vehicles at the VFW. The process should be clear, organized and coordinated by the Building Department. Mr. Olson will send a letter regarding Site Plan Reviews to Mr. Herget and copy the Town Administrator and Board of Selectmen.

2. Comprehensive Town Wide Plan (Land Use Chapter) Update – Mr. Olson asked if the board had any goals to include, improvements to be made, or changes/amendments to consider. Zoning issues were previously discussed and included the preservation of town wells and recreational marijuana issues, changing the 30' buffer strip for residential use adjacent to parks and fields (the lights are very bright and be bothersome).

Regarding land use, Mr. Vignaly asked about Village Zoning. Mr. Olson said the CMRPC is continuing to work on the draft for small Central Mass towns. It is expected to be completed in June/July at which time they will come back to each individual town they are working with. Mr. Frieden said broader goals could include the development of Route 12 into more of a business district and include sidewalks. Mr. Vignaly said that was talked about in the Master Plan in 2005 but no one ever went to CMRPC for TIP funding. It would cost the town more than \$100,000 to come up with a design plan and from there it is a long process. Evaluating a connection along Hartwell Street down to Route 140 in Boylston to eliminate the truck traffic coming down Maple Street was discussed. Traffic at Route 12, Franklin Street, and Route 140 is not a good situation. Mr. Vignaly said the Transportation Committee asked the CMRPC to do a traffic analysis for the Route 12/140/Franklin Street triangle over a year ago. Mr. Rajeshkumar will follow up with Rich Rydant to find out what happened to that request. Mr. Rajeshkumar said a walking sign will be suggested in the Complete Streets Prioritization Plan to be installed at Franklin Street to make it safer to cross Route 12. Mr. Vignaly asked to see the study of the triangle of streets that recommended that as the highest priority, is that really what we need? A professional analysis should be done before we spend money for a quick fix. With the information discussed tonight, Mr. Olson will prepare a draft outline.

New Business and Review of Correspondence/Emails Received: Nothing tonight.

Reports from Other Boards – No reports this evening.

Citizens' Comments – None tonight.

Invoices were approved for payment. Mr. Frieden made a motion to approve the April 26, 2017 Public Hearing Minutes for 208 Beaman Street (Public Safety Emergency Communication Tower); Mr. Rajeshkumar seconded; all voted in favor; motion approved. Mr. Frieden made a motion to approve the May 10, 2017 Regular Meeting Minutes as amended; Mr. Vignaly seconded; all voted in favor; motion approved.

The possibility of changing the Planning Board meeting night was discussed. The board will talk about it further when all members are present.

Mr. Vignaly made a motion to adjourn; Mr. Frieden seconded; all voted in favor; motion approved. The meeting was adjourned at 8:54 p.m.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich