



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

MEETING MINUTES

June 14, 2017

Chairman: Cheryl Carlson, Acting Chair

Members Present: Marc Frieden, Vincent Vignaly, Paul Anderson

Members Absent: Barur Rajeshkumar

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 Acting Chair opened the regular meeting at 7:05 p.m.

Paul Anderson was welcomed as the newest member of the board.

Old Business/Outstanding Issues/Follow-Ups:

137 Shrewsbury Street (Rob Fuller) – Ms. Carlson will call Mr. Fuller for an update on the amended Site Plan Review plan and construction progress.

Discussion of Completion of SPR Process and Improved Coordination with Building Department – Mr. Olson had emailed the Building Inspector on May 26th regarding outstanding issues and Site Plan Reviews. As of this meeting, the Building Inspector has not replied. Ms. Carlson will ask him to attend the July PB meeting.

Comprehensive Town Wide Plan (Land Use Chapter Update) – Mr. Olson provided the board with a draft of bullet points to consider and prioritize. More discussion will take place at the July PB meeting.

New Business and Review of Correspondence/Emails Received:

Phil Chevalier (informal discussion of forthcoming ANR Plan) – Mr. Chevalier intends to divide his land at 250 Maple Street. The ZBA voted to grant a Special Permit to reduce the frontage to 100'. He came to Planning Board to discuss the board's requirements. He will be back before the board on June 28th with an ANR.

Reorganize the Board (Election of Officers and Committee Assignments) – Marc Frieden made a motion to elect a slate of officers as follows:

Chair – Vincent Vignaly
Vice Chair – Cheryl Carlson
Clerk – Paul Anderson
Treasurer – Barur Rajeshkumar

Mr. Vignaly seconded the motion; all voted in favor; motion approved.

The following Committee Assignments were decided on for the coming year:

Town-Wide Planning – Cheryl Carlson
CMRPC – Marc Frieden
Affordable Housing – Marc Frieden
Earth Removal – Cheryl Carlson
Transportation – Paul Anderson
Economic Development – Barur Rajeshkumar
Community Preservation – Cheryl Carlson
Bylaw Committee – Vincent Vignaly
Open Space Implementation Committee – Vincent Vignaly

Responsibility for reviewing board minutes will be as follows:

ZBA – Marc Frieden
Conservation – Barur Rajeshkumar
BOH – Vincent Vignaly
Selectmen – Paul Anderson

The Registry of Deeds Form Updating Planning Board Members was signed along with the Authorized Signatures for Fiscal Year 2018.

Reports from Other Boards – Mr. Frieden said the Affordable Housing Trust met and discussed the 40B project (Sajda Gardens) at 92 North Main Street. Mr. Ali is getting ready to do the affordable lottery. The rent proposed seemed to be market rate (\$1,530 for a 2-bedroom plus utilities). After discussions, to be affordable, the state required that the prices include all utilities.

Mr. Frieden said the Housing Authority property at 87 Maple Street will need an ANR to break out the current housing area and the proposed future housing area so contractors will know what they are dealing with. Mr. Vignaly asked if there was frontage for ANR approval of the back land. Mr. Frieden said no. Rezoning only that spot was suggested by the Housing Trust to keep it out of the 40B zone. Mr. Vignaly said spot zoning is illegal. He would like some justification and backup so it can be done legally. There could be the possibility of granting them a lease on an easement. Developers will need a clean surveyed plot plan. Mr. Vignaly said there are possibilities. It could go through the ANR process (one lot and a parcel behind it) because we are not dividing frontage or lots, only creating an easement on an existing lot.

The Affordable Housing Trust also discussed Orchard Knoll (Maple Street) and changing zoning in the area to have an increased density without violating zoning. Mr. Vignaly said they could do something similar to a Continuing Care Retirement Community which is how Angell Brook and Hillside Village were developed. Originally it wasn't worth it for the developer to subdivide off Hartwell Street. The PB talked to him and suggested he go through the process with senior housing and condominiums; we all worked together and changed the zoning. It would be an existing zone and amended to apply it elsewhere. It would have to go to Town Meeting.

Mr. Frieden continued that the Affordable Housing Trust is working on Afra Terrace. He explained that when an affordable housing project is completed, the developer is only allowed to make 20% profit on the whole project. Afra Terrace is in the process of submitting their paperwork for the finances to show what they made. The AHT Consultant is in contact with the state agency doing the review because of the way Mr. Ali sold some of the units. The trust sent the state a letter because inconsistencies/discrepancies were found that may not be evident in his proposal. Any money in excess of 20% will go to the WB Affordable Housing Trust.

Mr. Vignaly said the Open Space Implementation Committee did not meet, but he received the final draft of the Open Space and Rec plan from CMRPC; he will send a link for the members to review the final draft. The OSIC will be looking for a letter of support from the Planning Board. He would like to be placed on the next PB agenda.

Ms. Carlson said the Community Preservation Committee met and discussed the well for the irrigation system that is being drilled tomorrow and expected to be completed by the end of the week. She also said that Mr. Vignaly is now a member of the CPC representing the open space needs in town.

Mr. Frieden said the Board of Selectmen approved the Complete Streets Prioritization Plan. Mr. Vignaly asked that it be sent to the PB so that opportunities for implementation may be monitored/encouraged for future property development under the PB jurisdiction.

Citizens' Comments – None tonight.

Invoices were approved for payment. Mr. Vignaly made a motion to approve the May 24, 2017 Regular Meeting Minutes; Mr. Frieden seconded; all voted in favor; motion approved. Mr. Anderson abstained.

Changing the date of the July meeting was discussed to accommodate all members. The majority of members can meet on July 12th, so the meeting will take place as previously scheduled on July 12th. The August meeting date will be discussed at the next meeting.

Mr. Frieden made a motion to adjourn; Mr. Anderson seconded; all voted in favor; motion approved. The meeting was adjourned at 8:56 p.m.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich