



MEETING MINUTES

June 28, 2017

Chairman: Vincent Vignaly

Members Present: Marc Frieden, Cheryl Carlson, Paul Anderson, 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 7:10 p.m.

ANR Plan (Phil Chevalier, 250 Maple Street) – Mr. Chevalier was previously before the board on June 14th to discuss the board's requirements. The property has the required access, but not the frontage. Mr. Chevalier was granted a Special Permit from the ZBA for the reduction of the minimum lot frontage. Having no other issues, Mr. Frieden made a motion to endorse the ANR Plan of Land owned by Phillippe W. & Judith A. Chevalier, 250 Maple Street, West Boylston MA, prepared by B&R Survey, Inc. dated June 26, 2017; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

137 Shrewsbury Street (Amended Site Plan Review) – Rob Fuller and Brian Marchetti (McCarty Engineering) were present. Mr. Fuller was again informed that DCR is an abutter and Mr. Vignaly is an employee of the DCR. Mr. Fuller chose to proceed and have Mr. Vignaly take part in it. Mr. Marchetti said after meeting with Mr. Amico on Monday, there were some minor revisions that were needed; the revised plans were sent to VHB on Tuesday. The southern portion of the site consists of six self-storage buildings; two access areas from Shrewsbury Street; one building was removed; the impervious area was reduced; all runoff is captured by the storm drain systems; the infiltration system is underground; there is more than adequate parking; there is less paved area. There are 364 storage units.

Wayne Amico said he did issue a comment letter on June 23rd; McCarty Engineering provided a response and met with him on June 26th. VHB's comments and McCarty Engineering's responses were incorporated and revised plans submitted. They have not been reviewed yet. VHB is comfortable that they will address all their comments. Drainage has complied with stormwater standards and the DEP. Mr. Vignaly will draft an Amended Site Plan Review approval letter. Mr. Amico will provide a final comment letter before the approval is issued. Mr. Rajeshkumar made a motion to approve the Amended Site Plan for 137 Shrewsbury Street pending final approval from VHB; Ms. Carlson seconded; all voted in favor; motion approved.

New Business and Review of Correspondence/Emails Received:

216 West Boylston Street (Checker Real Estate Certificate of Completion Recommendation) – A request for a Certificate of Completion was received from Michael Muir. Outstanding issues have been addressed. According to the bylaws, it is the Building Inspector who issues the Certificate of

Completion. Mr. Frieden made a motion to send a letter recommending that the Building Inspector issue a Certificate of Completion; Mr. Rajeshkumar seconded; all voted in favor; motion approved. There was brief discussion about changing the bylaw so the Planning Board would issue the Certificate of Completion since we are most familiar with the plan and requirements.

Discussion/Approval of the 2017 Open Space and Recreation Plan Update – Mr. Vignaly said a one-page Executive Summary for the more important items was added. The Open Space Implementation Committee voted Monday to support and approve the plan and send it to the BOS and PB for their approval. Mr. Rajeshkumar made a motion to approve the 2017 Open Space and Recreation Plan for the Town of West Boylston; Ms. Carlson seconded; all voted in favor; motion approved and a letter signed.

Reschedule of August 9th Meeting – Members agreed to change the date to August 23rd beginning at the regular time of 7PM. The change will be posted on the website and with the Town Clerk.

Reports from Other Boards – Mr. Frieden said the Affordable Housing Trust reappointed their consultant, Paula Stuart of COG, Inc.

A letter was received from Cheryl Tomaiolo (40 Maplewood Way) requesting a change to the zoning bylaws for overnight parking of commercial vehicles to reduce the allowed gross vehicle weight from 18,000 pounds to 10,000 pounds. Ms. Carlson will follow-up to let Ms. Tomaiolo know the matter will be discussed at the July 12th meeting at 8:30 p.m. She will also request the Building Inspector supply background or attend the meeting.

Citizens' Comments – Dave Femia discussed 68-70 Newton Street. The potential buyer wants to make sure he can rent the second dwelling without being in violation. The two dwellings were on the property before the Zoning Bylaw went into effect. In 2015, the PB approved an ANR plan. The ANR plan says that the building existed prior to the Zoning Bylaws which means he could divide the property under an ANR plan, but there is a note on the plan that no zoning interpretation was made. It is up to the Zoning Enforcement Officer to decide if the potential buyer can rent the cottage. Mr. Vignaly said they submitted evidence that the buildings on the property pre-dated the Zoning Bylaw. It appears to be a violation but, because it is grandfathered, he is allowed to use it.

There were no invoices for payment tonight. Ms. Carlson made a motion to approve the June 14, 2017 Regular Meeting Minutes; Mr. Frieden seconded; voted 4-0-1; motion approved. Mr. Rajeshkumar abstained.

Mr. Rajeshkumar made a motion to adjourn; Ms. Carlson seconded; all voted in favor; motion approved. The meeting was adjourned at 8:29 p.m.

Date Accepted: _____

By: _____
Paul Anderson, Clerk

Submitted by: _____
Melanie Rich