



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

MEETING MINUTES

October 11, 2017

Members Present: Vincent Vignaly (Chair), 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 regular meeting began at 8:42 p.m.

Review of Town Meeting Warrant Articles – The board reviewed the Articles. No action is needed by the Planning Board on any non-Zoning Bylaw articles.

Mr. Frieden made a motion to recommend replacing Section 5.2.A.1.(f) Off Street Parking and Loading with the following: *“Commercially-licensed vehicles in excess of 20,000 pounds gross vehicle weight rating are prohibited from parking overnight in a residential zoning district, except school buses or farm vehicles, or construction equipment during actual construction on the site. The definition of gross vehicle weight rating is the maximum operating weight/mass of a vehicle, as specified by the manufacturer, including the vehicle's chassis, body, engine, engine fluids, fuel, accessories, driver, passengers and cargo.”* Ms. Carlson seconded; all voted in favor; motion approved.

Mr. Rajeshkumar made a motion to recommend the Zoning Bylaw change for Signs and Billboards, Section 5.6.D.3.1.e.v to remove item “v” “text only”; Mr. Anderson seconded; all voted in favor; motion approved.

Zoning Enforcement List Status – Tabled to the October 25th meeting.

184-186 West Boylston Street As-Built Review – The as-built for FroZone was received. Mr. Vignaly asked for the board members’ input as to whether it should be sent to VHB for review or a letter sent first to Mr. Surabian letting him know the discrepancies with the rain gardens, the stones by the guardrail and the guardrail itself. It was the consensus of the board to send a letter to Mr. Surabian so he can address the issues. Mr. Frieden will draft the letter.

New Business and Review of Correspondence/Emails Received:

Correspondence was reviewed.

Mr. Rajeshkumar said the Police Station is almost complete and asked if the board could ask the Building Inspector the status and what is needed to close out the project. He was told the approval letter states all the requirements. Cardinal Construction will submit the as-built plans.

Reports from Other Boards – Mr. Anderson said the Transportation Committee met and voted to recommend to the Selectmen that they apply for a grant for the Route 140 corridor study which will include Franklin Street.

Mr. Frieden said the surveyor hired by the Affordable Housing Trust for the 87 Maple Street project presented interesting ways on how to create frontage (land area for contractors to work on) to the Affordable Housing Trust.

Ms. Carlson said the Town Wide Planning Committee has not set a meeting date to yet.

Mr. Vignaly said the Open Space Implementation Committee met. They are waiting for the state's approval of the Open Space and Recreation Plan. A new location will be needed for the dog park; the preferred location at Shrewsbury Street and Tivnan Drive areas are not feasible.

Citizens' Comments – Dave Femia asked about a website for ANR plans regarding Zoning. He was referred to the state law Zoning Chapter 40A Section 81P.

Mr. Femia followed up the discussion at the last meeting about 94 North Main Street and multiple apartments in a single residence district, saying that the Assessor's Office has 94 North Main Street listed as a three-family house; they are allowed to be there. The business that was there has moved out. There was still some concern since the Assessors are not the Zoning Enforcement authority in town. Evidence of grandfathering to before the Zoning Bylaw was enacted is needed. It is good that the business is no longer operating in the residential district.

There were no invoices for approval tonight. Ms. Carlson made a motion to approve the September 27, 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 9:18 p.m.

Date Accepted: _____

By: _____
Paul Anderson, Clerk

Submitted by: _____
Melanie Rich