



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

MEETING MINUTES
January 10, 2018

Members Present: Vincent Vignaly (Chair), Marc Frieden, Cheryl Carlson, Barur Rajeshkumar

Members Absent: Paul Anderson

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.

70 Hartwell Street As-Built Plan Review Update – With the applicant completing the project according to the approved Site Plan, Mr. Frieden made a motion to sign and send a Certificate of Completion Recommendation to the Town Clerk, Applicant, Engineer and Building Inspector; Ms. Carlson seconded; all voted in favor; motion approved.

21 Franklin Street As-Built Plan Review Update – The project was completed according to the approved Site Plan with the exception of shade trees to be planted as required by Section 3.6.E.6 (one shade tree with at least a 2” trunk diameter at planting for every 10 parking spaces, and within about 10’ of said spaces). Due to the time of year, this requirement is not feasible. The board will ask that this be completed before June 30, 2018 and the trees proved to be growing before a liquor license is issued in December 2018 by the Board of Selectmen. Mr. Frieden made a motion to sign and send a Certificate of Completion Recommendation to the Town Clerk, Applicant, Building Inspector and Nancy Lucier; Ms. Carlson seconded; all voted in favor; motion approved.

Comprehensive Master Plan – Land Use Chapter Update – Ms. Carlson was unable to attend the Town Wide Planning Committee meeting but said it was in preparation for the Public Hearing Forum that will be held on January 22nd to discuss the following chapters for the town’s updated Comprehensive Master Plan: Economic Development, Transportation, Education, and Housing & Population. Ms. Carlson will attend.

New Business/Review of Correspondence/Emails:

West Boylston Senior Center Site Plan Review Application Submittal – William Murray (Places Associates, Inc.) was present. On January 9th, the FISP Committee voted to request that the Planning Board waive any fees associated with the Senior Center Project Site Plan Review and to waive the requirements of the peer review by VHB. With respect to the Police Station project, not having peer review ultimately resulted in additional costs to the town. The estimated cost of the Senior Center project is \$6.5 million; reviews (possibly 2 or 3) would amount to \$5,000-\$6,000; a small cost in comparison to the overall project. Mr. Murray said peer review is dependent on each town, but he is very confident the work will be done correctly because Places Associates has worked on and completed many similar types of facilities.

Ms. Carlson commented that as her position as a school administrator she has seen many errors on school buildings and has concerns with no peer review. She suggested noting that the board does not agree and leaves the responsibility on the FISP Committee. Mr. Vignaly said the Police Station had \$500 remaining in an engineering review account for review of the as-built plan. Mr. Frieden does not want the board not to have the option to ask VHB to review if they feel it is necessary. Mr. Vignaly said the board could waive the review fee with the condition that if the board feels the need for a review, it can be discussed. The board does feel they are in a better position with a better design and does feel more confident. Status reports for the site will be required. Mr. Rajeshkumar made a motion to waive the review fee; Ms. Carlson seconded; all voted in favor; motion approved. Mr. Rajeshkumar made a motion to reduce the application fee to \$450; Mr. Frieden seconded; all voted in favor; motion approved. The Public Hearing is scheduled for February 14th at 7PM.

Police Station Update – An email from the Town Administrator was received requesting coordination with the Planning Board to complete the Site Plan Review. Tony DiLuzio (Project Manager) has left for a job with another firm. Mr. Vignaly questioned if a fence (which was a condition of the SPR approval and not referenced on the as-built plan) had been installed to screen the chain link fence. On January 8th the Town Administrator replied that it was not yet installed; it will be done in the spring, and that DPW is in the process of working with abutting landowners to gain permission to access private land for the installation of another screening fence on their property. John Hadley said the fence for the two neighbors to the north is a different situation. John MacMillan (Caolo & Bieniek Associates) said initially they thought the Chief's recommendation was to put slats in the chain link fence, but it was the board's decision that slats did not meet the zoning requirement and secondary screening fence in front of it was an acceptable alternative. John Handley said what they are asking for is to continue with the fence providing privacy for the two neighbors and install an additional 60' of fence. It will be from the back corner of the building to the back corner of where the chain link fence is (it will come off the corner where there is a 2' stone strip for drainage; they will put it at the edge of the stone strip). The option would be to have that type of fence running adjacent to chain link fence or a privacy fence (similar to the first two lots) continuing down to the next neighbor. Mr. Vignaly said as long as there is privacy between the neighbors and the chain link fence. The Selectmen still need permission from a third neighbor. The Chief has no concerns with a continuous fence. Mr. Vignaly asked for a plan to be submitted for approval by the board before it is built; Mr. Hadley will provide one. The site visit will take place after installation.

Annual Town Report (due March 1st) – Mr. Vignaly will forward two previous Annual Reports to the Board's Clerk, Paul Anderson, for use as a guide in preparing the Annual Report.

Reports from Other Boards – Mr. Rajeshkumar said at the FISP Committee meeting there was discussion about not paying for application/review fees for the Senior Center; they also discussed the Police Station chain link fence. The Special Town Meeting for the Senior Center only will be held February 26th with a tentative snow date, if needed, on February 28th. The town election will be held February 27th. The bid opening for the Senior Center is February 14th. Informational sessions will be held 2/17 through 2/24 at various locations which will be posted on the town's website.

Mr. Frieden said the Affordable Housing Trust (AHT) met. The cost certification for Afra-Terrace has been completed. Mr. Ali thought his profit was approximately 5%; it was 14.74%. The town will not receive any money since the profits were not over 20%. Dave Femia said there was a draft report from Mass Housing and have until February 9th to respond. He said the ZBA asked for an extension to February 28th because the town needs more time. The AHT wants the BOS and ZBA to review and

comment. Mr. Frieden said the AHT will incorporate any responses and the AHT consultant will write the letter.

The letter regarding the 184-186 West Boylston Street As-Built Plan Review has not been sent. Mr. Frieden promised to send it to Patrick Healy (Thompson-Liston Associates) with a copy to Mr. Surabian, the Building Inspector and the Town Administrator.

Mr. Femia said 92 on North Main Street has received a Temporary Occupancy Permit for Building A; no affordable units have been rented up to now.

Mr. Frieden asked if there would be an Article for the Town Meeting regarding marijuana locations. He questioned if there is no bylaw in place, can they choose the location. Mr. Vignaly will ask the Town Administrator to check with Town Counsel to ask if the land use is not specified (absent from the Zoning Bylaws), is it allowed. An Article could be prepared for the October Town Meeting.

Citizens' Comments – Mr. Femia said the condominiums at 90 Sterling Street (Big Daddy) are being built as they are sold. The Girl Scouts may be attending the ZBA February meeting. The Municipal Light Plant will be asking the ZBA for a Special Permit to put fly wheels on the solar panels to store energy.

Mr. Vignaly asked Mr. Femia if 90 Sterling Street (Big Daddy) was storing items without permission on the 86 Sterling Street property as he indicated previously. Now is the time to send any concerns to the board while they are still in the Site Plan Review process. Mr. Femia said the Condominium Association was going to deal with it.

There were no invoices for approval tonight. Mr. Rajeshkumar made a motion to approve the Draft December 13, 2017 Regular Meeting Minutes; Ms. Carlson seconded; all voted in favor; motion approved.

January 24, 2018 at 7:00 p.m. as the next meeting date and time.

Ms. Carlson made a motion to adjourn; Mr. Rajeshkumar seconded; all voted in favor; motion approved. The meeting was adjourned at 8:24 p.m.

Date Accepted: _____

By: _____
Paul Anderson, Clerk

Submitted by: _____
Melanie Rich