



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

MEETING MINUTES
May 23, 2018

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

Police Station Screening Sketch Review – The 8' fence will remain as is in the rear, and the fence in the front will be shifted west a few feet. Mr. Vignaly will inform the Town Administrator and Butch Jackson that the board is in agreement with the change.

Review Revisions to Form S and Vote to Use/Post on Web – Having no further changes/revisions to Form S, Mr. Rajeshkumar made a motion to accept the form as is and post it on the web; Ms. Carlson seconded; all voted in favor; motion approved. Mr. Rajeshkumar was thanked for creating a pdf writeable form.

Review Village Center Zoning Draft Comments – Mr. Vignaly suggested it be a new zone added to the zoning bylaws rather than being included as an overlay. Mr. Anderson asked what the difference would be and was told a new zone would clearly show the Village Center Zoning and it would follow the property lines. The board would like CMRPC to facilitate public meetings, and since they only have funding available for five meetings to assist the board, it was noted to consolidate comments to try to maximize their efforts and these included: adequate parking (on-street, off-street and shared) needs to be considered. There will be amendments to other bylaws and, as a result, Schedule of Uses, Section 3.2 will need to be reviewed and another column added for Village Center Zoning. Dave Femia asked if it would reclassify General Residence. Mr. Vignaly said no and explained that it would permit limited business uses as “by-right” use; they would not need to go to Zoning. When a public meeting is held it will include invitations to property owners proposed in the village center zone and abutters within 100'. Mr. Femia asked what the benefit would be and was told that it would correct existing non-conformities, it would address some of the noise and lighting disturbances and would allow the town to expand its tax base. Public meetings should be held in August/September to bring something to the fall town meeting.

Comprehensive Master Plan – Land Use Chapter Update – Ms. Carlson will forward the revised chapter to the members to be discussed at the June 13th meeting.

127 Hartwell Street Certificate of Site Plan Review Approval and Stormwater Management Approval – Mr. Frieden made a motion to approve the following waivers: 3.6.C.2.a: Requires Site Plans be drawn at a scale of 1"=20'; the plans are drawn at a scale of 1":30' to fit on a single sheet; 3.6.D.1.f:

Requires survey plans be stamped by a licensed surveyor; 3.6.D.1.m: Show the location, flow, volume and timing of existing and proposed traffic; and 3.6.D.1.m: Provide traffic/pedestrian flow and vehicle trip information. Mr. Anderson seconded; Mr. Anderson, Ms. Carlson, Mr. Vignaly and Mr. Frieden voted in favor; Mr. Rajeshkumar abstained; motion passes.

Mr. Frieden made a motion to approve a Certificate of Site Plan Review Approval and Stormwater Management Approval to D&S Realty, LLP for Cogmedix, 127 Hartwell Street; Ms. Carlson seconded; Mr. Anderson, Ms. Carlson, Mr. Vignaly and Mr. Frieden voted in favor; Mr. Rajeshkumar abstained; motion passes.

New Business/Review of Correspondence/Emails

Site Plan Review – 1800 Century Drive (Emuge Corporation) – The board accepted the Site Plan Review application and a Public Hearing was scheduled for June 27th at 7:00 p.m.

Reports from Other Boards – Mr. Frieden said the Affordable Housing Trust met and suggests that the property behind Maple Street needs to be subdivided. The project can be done as a 40B, subdivision, or they can ask ZBA for a variance from frontage. Mr. Vignaly asked if Town Counsel had been contacted about the options. Mr. Frieden said no, but when their consultant brings it up, her office says it must be a separate lot. The consultant will meet with Dan Hill (an attorney for housing projects). The Trust needs a final decision from a lawyer because this question was raised a year ago. Mr. Vignaly drafted some wording months ago to try to clarify the issue, but it has not been reviewed by Town Counsel.

Mr. Frieden also discussed the 242 Woodland Street as-built plan (Paul Conger). There was a point where the board requested they do certain things instead of sending it to VHB to try to save them added costs for items the board knew needed to be corrected. The board asked for information and they have never responded. If the board is going to ask current developers to comply, we need to close out all the old Site Plan Reviews and not let them go. The board needs to notify Mr. Conger with what the board wants done and it is his call whether he complies. The Building Inspector will be informed, and he can enforce it or not. The work was done mostly to the plan, but not completely. There has been a turnover of Building Inspectors which is why the property still only has a “Temporary Certificate of Occupancy” and the board is trying to resolve all the issues. A letter needs to be sent to Mr. Conger telling him what needs to be done. Dave Femia asked if the building could be shut down. Mr. Vignaly said potentially it could be shut down because per Town Counsel there is no statute of limitations on Site Plan Review conditions. The board does not want to do that; they want to work with them. Mr. Frieden will review the previous correspondence and draft a letter for review at our next meeting.

Citizens’ Comments – None tonight.

Invoices were approved for payment.

Mr. Rajeshkumar made a motion to approve the draft May 9, 2018 Regular Meeting Minutes, draft May 9, 2018 Public Hearing Meeting Minutes for [1] Girl Scouts Service Center (Lot 60 Century Drive), [2] Westland Circle Extension, and [3] Briarwood Community Care Retirement Community; Ms. Carlson seconded; all voted in favor; motion approved.

Ms. Carlson was thanked for her time on the board and the members wished her well.

June 13, 2018 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Ms. Carlson made a motion to adjourn; Mr. Frieden seconded; all voted in favor; motion approve. The meeting was adjourned at 8:15 p.m.

Date Accepted: _____

By: _____
Paul Anderson, Clerk

Submitted by: _____
Melanie Rich