



**TOWN OF WEST BOYLSTON PLANNING BOARD** [planningboard@westboylston-ma.gov](mailto:planningboard@westboylston-ma.gov)  
140 Worcester Street \*\* West Boylston MA 01583 \*\* Phone 774-261-4073

**MEETING MINUTES**

**June 13, 2018**

Members Present: Vincent Vignaly (Chair), Paul Anderson, Marc Frieden, Sarah Miles, 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 7:03 p.m. and conducted a continued Public Hearing for Briarwood CCRC Site Plan Review, Special Permit, and Stormwater Permit from May 9, 2018.

Sarah Miles was welcomed as the newest member of the board.

**Old Business/Outstanding Issues/Follow-Ups:**

112 Prescott Street, Mixter Site, Senior Center SPR - Tony DiLuzio (Colliers), Chris Rucho, and John Hadley requested the PB consider the utility line changes for the water, electric, and gas lines to be minor modifications. The board discussed the changes and impacts anticipated. One copy of the plan showing the changes and an electronic version will be sent to the Board. Mr. Frieden made a motion, which was seconded by Ms. Miles, to determine that the changes could be handled with a note in the engineers' certification and reflected on the As-Built Plan.

The Board recently approved a few Site Plan Reviews and needs to send out Construction Inspection letters to the following projects: 127 Hartwell Street, Girl Scouts on Century Drive, and Westland Circle Subdivision.

242 Woodland Street SPR compliance – Mr. Frieden has not completed this letter, but promised it for June 27.

137 Shrewsbury Street SPR compliance – Mr. Amico (VHB) will contact Mr. Fuller for an update on the amended Site Plan Review plan and construction progress changes that have occurred.

Discussion of Completion of SPR Process and Improved Coordination with Building Department – Mr. Olson had emailed the Building Inspector on May 26, 2017 regarding outstanding issues and Site Plan Reviews. Mr. Vignaly submitted an updated version of this list to the Permitting Chairs Meetings a couple of times in the last year, but the Building Inspector has not responded to the Board in regard to these issues.

Comprehensive Town Wide Plan (Land Use Chapter Update) – The draft from Mr. Olson in 2017 was updated by Ms. Carlson, but members had not prepared for its review. Discussion was tabled until July.

**New Business and Review of Correspondence/Emails Received:**

ANR Plan – 166 Temple Street (Hughes) – Ms. Hughes presented the plan showing a realignment of the lot lines on the two existing parcels to change the frontage for the southern lot to be off of Temple Street instead of Pierce Street. Both lots have adequate frontage and access, so having no issues, Mr. Frieden made a motion, which was seconded by Ms. Miles, to endorse the Plan of Land at 166 Temple Street in West Boylston MA, owned by Stephen S. & Marcia L. Hughes, prepared by B&R Survey, Inc., dated May 17, 2018; all voted in favor.

Reorganize the Board (Election of Officers and Committee Assignments) – Marc Frieden made a motion, which was seconded by Ms. Miles, to elect a slate of officers as follows:

Chair – Paul Anderson

Vice Chair – Marc Frieden

Clerk – Vincent Vignaly

Treasurer – Barur Rajeshkumar

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

Town-Wide Planning – Mr. Vignaly

CMRPC – Mr. Frieden

Affordable Housing – Mr. Frieden

Earth Removal – Mr. Rajeshkumar

Transportation – Mr. Anderson

Economic Development – Ms. Miles

Community Preservation – Ms. Miles

Bylaw Committee – Mr. Anderson

Open Space Implementation Committee – Mr. Vignaly

Responsibility for reviewing board minutes will be as follows:

ZBA – Marc Frieden

Conservation – Sarah Miles

BOH – Vincent Vignaly

Selectmen – Barur Rajeshkumar

The Board signed the Registry of Deeds Form to update the Planning Board Members who can legally sign recorded documents; and signed the FY19 authorized Signatures form for the town's accounting.

Westland Circle Extension – The Board signed the Westland Circle Extension Subdivision Plans, since no appeals have been received from the Town Clerk.

Reports from Other Boards:

Mr. Frieden said the Affordable Housing Trust met and discussed the Housing Authority property in the rear of 87 Maple Street. They will need to break out the current housing area from the proposed future housing area so contractors will have control of their work area. Mr. Frieden said they are in the process of hiring an attorney and may apply to the ZBA for a Variance, if a justification for such is 'possible'.

Mr. Rajeshkumar said the FISP met and noted that the work on the Senior Center on Prescott Street is progressing with the foundation in place, but they found contaminated material that was isolated and needs to be removed separately.

Citizens' Comments – None tonight.

Invoices were approved for payment. Mr. Rajeshkumar made a motion, which was seconded by Mr. Anderson, to approve the May 15, 2018 Regular Meeting Minutes, the May 15 Public Hearing minutes regarding the Temporary Recreational Marijuana Moratorium, and the May 23, 2018 Special Meeting Minutes; all voted in favor, except Ms. Miles who was not present; motion approved.

June 27, 2018 at 7:00 pm was confirmed as the next regular meeting date/time.

Mr. Anderson made a motion to adjourn; Ms. Miles seconded; all voted in favor; motion approved. The meeting was adjourned at 9:29 p.m.

Date Accepted: \_\_\_\_\_

By: \_\_\_\_\_  
Paul Anderson, Clerk

Submitted by: \_\_\_\_\_  
Melanie Rich