



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

MEETING MINUTES
September 12, 2018

Members Present: Paul Anderson (Chair), Vincent Vignaly, Marc Frieden, Barur Rajeshkumar, Sarah Miles

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 meeting at 7:02 p.m.

Emuge Corporation (1800 Century Drive) – The board signed the Site Plan Review approved plans for Emuge Corporation since no appeals have been received from the Town Clerk. They will be asked to send six sets and an electronic version to the board.

Recommend Certificate of Compliance for West Boylston Light Department Solar project – The board received the equipment as-builts but has not yet received the Site Plan as-built plans which is in the process of be prepared.

Review Draft Letter to Paul Conger (242 Woodland Street) regarding SPR Compliance – The board reviewed the draft letter, revisions were made, and Mr. Frieden will forward it to Mr. Conger.

Village Center Zoning Update – The public forum held on August 21st went well. Many people were in favor of a Village Center Zoning District in that it would normalize the conditions that already exist in the center of town (business downstairs, residence upstairs). People were concerned about the long-range plan of higher density; most people were not in favor of that. There were questions raised about setbacks. People were not in favor of changing the characteristics in the center of town. People were concerned with the height of the buildings and buildings too close to the street. Mr. Frieden said people didn't like zero setbacks in the front, they wanted the buildings to be pushed back. They brought up the fact that they would like some space there for road expansion, if necessary, in the future. Mr. Anderson said a lot of the existing conditions conflict with the Village Zoning. It talks about narrower streets, lower traffic; we have state routes coming through the center of town. If we are going to improve the center of town's intersection, that most likely would include a widening of the roads; making wider lanes for street parking was a concern. People didn't like that under a special permit you could have a building 50' high. Mr. Anderson said the slides CMRPC showed were of Hudson and Uxbridge; they have existing centers of town with buildings right up to the sidewalks and 3-5 stories high. Comments were made about making the center of town a historic district with the current use and putting a higher density business district elsewhere. Mr. Vignaly said he didn't think the board was trying to do a higher density business district. We need to have our consultant focus on what we want in West Boylston. Residents were happy with businesses downstairs and residence upstairs in the existing homes. There was talk about zoning lines splitting properties. Each parcel will be in one zone as opposed to now where some parcels are in three zones. There was discussion as to

what properties should be included. Mr. Vignaly said it should be put out to everyone. Mr. Anderson told those at the forum that it may be changing depending on feedback and said it was a long-term plan. Nobody wants big changes. The intent is to keep it as it is and improve it; keep the area visually as is and place businesses elsewhere. Parking was discussed; we don't want to say there will be central parking. To move forward, the board needs to have CMRPC draft more tailored bylaws and include the expanded map that was used at the initial walk around town. Nothing will be voted until the spring; the board can hold meetings in January/February. The next public forum is scheduled for October 1st.

Selectman Rucho asked if the board had made any changes from the last meeting and was told no. Expanding was discussed. Selectman Rucho said it would mandate the house across from the Light Department to have housing and business. Mr. Frieden said the consensus was to change the bylaw to allow just residential, not force people into it. Some others concern they didn't like it close to the houses or close to the street. Selectman Rucho was told the board wants to retain the current conditions, keep the character, not have high or higher density, setbacks, height limitations, allow only residential uses (not require a business aspect), and talked about changing the extent of the zone to get more feedback to consider all the way over to the town fields on Central Street and Crescent Street. If we find that people don't want it, they can let us know; it's up to the town to decide.

Brenda Bowman was upset and does not want to see any more businesses across from her house; she said we don't need it. The business that is across from her is only busy at Christmas time. Any bylaw that is put in place now will start now. She doesn't want to see more traffic in the area. She asked why we needed it. Mr. Anderson said the idea is to preserve the center of town the way it is. Mr. Vignaly said these are only preliminary discussions. He explained that the board wants to keep the characteristics of West Boylston, not other communities; the board wants to keep it as is and functional. A high priority is to manage traffic and parking.

New Business/Review of Correspondence/Emails:

Igbal Ali (Nuha Circle Bond Reduction) – Mr. Ali said the current bond is \$171K. He is looking to have it reduced. The finished coat still has to be done. He received a letter from VHB concerning the sidewalks; those locations will be fixed (where the sidewalks meet the driveways). The board has not received any feedback from VHB on the bond reduction. Mr. Ali said he will be meeting with VHB next week. It will be on the September 26th agenda.

Steven Leonardo (7 Nuha Circle) said he has been working with Mike Coveney of the Water District regarding the water issue; the problem is believed to be in the pipes in the house, not the water itself. Mr. Leonardo asked if the problem could be fixed before the bond is reduced. Mr. Ali said it is a small piece from the pipe to the faucet. Mr. Leonardo said there have been attempts to fix it, but he does not know how many attempts Mr. Ali is willing to try. Mr. Ali said it is not a bond issue. It was done by insured plumbers and would be a warranty issue that he is going to follow up on. Mr. Leonardo was told the board will ask the status of this at the next meeting before any reduction to the bond is approved.

Chris Clark (Recess) 216 West Boylston Street (questions regarding the business) – Mr. Clark said they will soon be signing the lease on the property and hopes to open for business in December. He asked the board what was required from them. He was told since there was a change of use from manufacturing to entertainment, it may require a Site Plan Review, but it is the Building Inspector (Zoning Enforcement Officer) who makes that decision. The parking requirement (which would trigger

an SPR) was explained to him. Mr. Clark said he met with the former Building Inspector (Bentley Herget) in April and was never told what to do.

Flagg RV Site Plan Review Application Submittal/Set Public Hearing Date – The SPR application was accepted by the board and a Public Hearing scheduled for October 10th at 7PM.

137 Shrewsbury Street (Project Update with Rob Fuller and Patrick McCarty) – The self-storage facility at 151 Shrewsbury Street is 95% complete with 34% occupancy (189 units). All that remains is the finished coat of asphalt. They intend to expand for more storage units. By the end of the month they should be submitting Site Plan modifications for the self-storage facility to put in three additional buildings. The baseball field is finished and operational; the batting facility is working well. Mr. McCarty said EcoTec submitted an ENF to MEPA for the whole project (all the land both sides of the railroad tracks) and waiting for a response which is due on September 26th. They will have new site plans for additional development proposing two new buildings on land north of 137 Shrewsbury Street. They are within the Watershed Protection Act. Once they hear from MEPA they can request a variance from the DCR. There will be a new SPR for the two new buildings at the corner of Shrewsbury and Hartwell Streets.

Review Holy Cross Contemplative Center As-Built Plans – Mr. Vignaly will draft an email asking for the engineer's certification letter as well as the Site Plan as-built plans.

Reports from Other Boards – Mr. Anderson said Rich Rydant was unable to make the recent Transportation Committee meeting. He will attend the October 4th meeting. The state will be concentrating on the Kelly Square area of Worcester to redesign it before the baseball stadium is built. Mr. Anderson said they are in the process of holding public forums to get ideas for the triangle (Route 12, Route 140 and Franklin Street) in West Boylston.

Mr. Vignaly asked the status for the Complete Streets sidewalk project. Mr. Anderson said there have not been any recent updates.

The Adult Use Marijuana Public Hearing is scheduled for Monday, September 24th. The Selectmen voted to have the Subcommittee present it to the Planning Board. There will be three articles on the warrant: (1) ban establishments, (2) Zoning Bylaw, and (3) sales tax.

Mr. Vignaly asked if the board would consider sending an email to the FISP to ask to have our new Building Inspector be the inspector for the Senior Center. A new set of eyes on the job will help make sure that everything meets all the codes and the town does not have to spend more town money on it. Mr. Rajeshkumar said the prior Building Inspector was asked to continue inspections because he has seen it from the beginning, he knows the plan, and spent many hours studying the plan. Mr. Rajeshkumar said that if somebody new goes there they have to go through everything to get up to speed. It would be an email from the Planning Board to the Selectmen asking them to make sure that we have another set of eyes on the Senior Center, so we don't get additional fees. Mr. Rajeshkumar said that's the reason we have an OPM. Mr. Vignaly you said the OPM is the manager of the construction but is not looking specifically for building code compliance. Mr. Rajeshkumar said but he is working for the town taking care of the building. Mr. Vignaly said the OPM's only responsibility for the Planning Board has been to provide monthly reports to the Planning Board. When was the last time members got a monthly update as a Planning Board? Mr. Vignaly said that we got one in the beginning of the summer and he was excited, he thought it was a good start. Mr. Frieden said they came in

because they had to make a change to the Site Plan Review plans. He said the only thing he is worried about is that it is going to upset the cart a little bit and cost us money. Mr. Vignaly said, “but if it costs us money now, we have a budget with contingencies”. Those contingencies are for these kinds of situations, so we’ve got money there. You don’t want it to come back after the fact and then we have to spend more town money. Mr. Vignaly made a motion to send a letter to FISP and the Board of Selectmen to request the current Building Inspector to review the Senior Center for compliance with construction standards; Ms. Miles seconded; all voted in favor; motion approved.

Mr. Frieden explained the difference between this project and our other projects is that we normally would have VHB who is our contracted engineer doing this. We gave that up on this project because we had the OPM. We were having him substitute for VHB by doing the site reports that VHB used to do. The OPM is on the job, but not doing what we want him to. Mr. Rajeshkumar said FISP is receiving updates.

Selectman Rucho asked if it was brought up to somebody. Did the Chair of the board send a letter three months ago saying you were not getting the monthly reports? Mr. Vignaly said no, the requirements in his Planning Board approval says to send monthly reports. Selectman Rucho asked if we didn’t receive reports for a few months on another project, would we contact them and say we’re not getting the reports. Mr. Vignaly said we would contact VHB. Selectman Rucho said to tell them if we are not getting the reports. It is a town project and assume it’s being done well. But now this has come up and then you’ve heard other concerns about the construction and pulling it all together. Selectman Rucho said that’s what he is talking about, rumors. A lot of these questions you are bringing up have been answered and there are no issues with some of the stuff you are bringing up. But without regular reports, the Planning Board does not know. Mr. Frieden explained to Selectman Rucho how VHB works. Selectman Rucho said anybody could have said to him that we were not getting the reports. We have seven different site plan reviews going on, this is a town job that should be being done to a higher standard and it’s not. The police station, the same company doing that work, we had that same problem. How many times did you hear the same complaint about the police station work? Selectman Rucho said at the FISP meetings they thought the board was getting the monthly reports. Mr. Vignaly replied that we are asking you to get us the reports.

Mr. Frieden said the Affordable Housing Trust met with the Housing Authority and came up with a map. The Housing Authority wants more control of the project than the AHT expected. They are working on it. Mr. Rajeshkumar asked if the cemetery could go there; Mr. Frieden did not think so. The land was given to the town for housing. Mr. Rajeshkumar said the median is high and the seniors may not be able to afford the housing. Mr. Frieden keeps bringing up to the DHCD that the equation is broken, the rents that are calculated are not affordable. They do not plan to change their equation. The state gave the town control to build a residential project; he does not believe they have any interest in a cemetery.

The state is discussing changes to the Zoning legislation which will affect the zoning votes. They want to take zoning votes from a super majority (2/3) to 50% (so it is easier to pass housing zoning). Mr. Rajeshkumar talked about it. If the zone is lenient, the town will get points toward funding and grants.

Citizens’ Comments – Dave Femia asked if there was an update from Big Daddy (90 Sterling Street). Mr. Anderson will email VHB for them to check on the fence. He will also email Tim Brown asking him to attend the September 26th meeting (the Building Inspector will also be copied).

Invoices were approved for payment. Mr. Frieden made a motion to approve the draft August 8, 2018 Regular Meeting Minutes and draft Emuge Corporation Public Hearing Meeting Minutes; Mr. Rajeshkumar seconded; Anderson/Vignaly/Frieden/Rajeshkumar voted in favor; Miles abstained; motion approved.

Mr. Rajeshkumar said the Board of Selectmen voted 4-0 to approve an easement for the Girl Scout project. The board does not know what it is for. Mr. Rajeshkumar will provide the details at the next meeting.

September 26, 2018 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Mr. Rajeshkumar made a motion to adjourn; Ms. Miles seconded; all voted in favor; motion approved. The meeting was adjourned at 9:46 p.m.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich