



MEETING MINUTES
September 26, 2018

Members Present: Paul Anderson (Chair), Vincent Vignaly, Sarah Miles, Marc Frieden, Barur Rajeshkumar (7:25PM)

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 7:03 p.m.

Igbal Ali (Nuha Circle Bond Reduction) – VHB provided the board with a review and recalculation of the remaining items and recommended a bond amount of \$94,490. Steven Leonardo (7 Nuha Circle) said he has reached an agreement with Mr. Ali regarding the water issue and is satisfied. Mr. Vignaly made a motion to reduce the bond for Nuha Circle as stipulated by VHB to \$94,490; Ms. Miles seconded; all voted in favor; motion approved. A letter will be sent the Mr. Ali with a copy to the Treasurer.

Village Center Zoning Update – The next workshop/public forum will be held Monday, October 1st. Mr. Anderson spoke with Kristen Payson (The Item); she will put an article in this week's publication. Mr. Anderson will contact Elizabeth Wood (CMRPC) about updating the map for Monday. Phil Chevalier had questions about the draft bylaws since he owns multiple properties in town and some of those fall within the proposed specified locations. He asked the general purpose for the bylaws being proposed and was told that one of the recommendations of the 2005 Master Plan was to investigate Village Zoning to help bring small quiet businesses into a residential area to have both businesses and affordable places to live. The board is currently focusing on the area north of the Town Center; if it works out it could be expanded. It is more to keep what is there, not to make it denser because the roads cannot handle the traffic.

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

New Business/Review of Correspondence/Emails:

ANR Plan (152 Prospect Street) Soheili Arshadi – Mr. Arshadi plans to divide one lot into two. Having adequate frontage and access, Mr. Frieden made a motion to endorse the Plan of Land at 152 Prospect Street, West Boylston MA, owned by Mahmoud A. Soheili Arshadi, prepared by Alpha Engineering, dated May 14, 2018; Ms. Miles seconded; all voted in favor; motion approved.

Modifications to Emuge Plan (1800 Century Drive) – Anthony Cleaves (Whitman & Bingham Design Engineer) was present. He explained that the applicant does not want to pay for the extra parking lot and will remove it; it makes the project more simplified. There was a drainage structure and entrance

specific to the extra parking lot. One of the conditions of the approval was to try and do some stormwater infiltration; they will still try to do that for the building; ledge may be an issue; test pits will be conducted. The impervious area is minimized (as requested) by removing the extra parking lot. There are 54 parking spaces shown, but they will add more. There was discussion about the 20' width of the road. Mr. Cleaves said it has been in existence for years and there has never been a traffic/parking issue. Mr. Vignaly asked if the road could be widened to 24' to keep it a two-way street or install a sign to say it is "one-way". Mr. Cleaves said if the sole premise for the infiltration system was for the extra parking lot, would the board consider removing that requirement or do they feel it is still needed because they are adding a building. Mr. Vignaly said the stormwater requirement comes from the DEP standards that are associated with the Town's Stormwater Permit. This says that a certain percentage of the impervious area runoff should be treated, it doesn't have to infiltrate 100%. Mr. Cleaves asked if it would be considered new construction even though it was approved before. Mr. Vignaly said the infiltration requirement has changed since the prior plan was approved. Mr. Cleaves will have information for discussion when he submits the revised plan. He will submit an updated plan to show the proposed additional parking spaces and "one-way" signage. The board will consider at that time if it is considered a minor change.

90 Sterling Street Update – The board received an email from Tim Brown saying that they are working with the builder on a plan, but nothing will be ready for this meeting. Mr. Anderson will invite him to attend the October 10th meeting.

Adult Use Marijuana Public Hearing Update – The Town Administrator said that Attorney Laughlin said that the changes are viewed as being not substantive and will not require a new public hearing. Mr. Vignaly will do the editing, hopefully to have it ready next week. The map needs to be updated to show the lots where marijuana uses may be allowed; Mr. Anderson will contact CMRPC to make these changes. Mr. Rajeshkumar said there will be a warrant article to prohibit Adult Use Marijuana as a General Bylaw. If the prohibition passes, the moratorium is removed, and the bylaw article will be passed over. If the prohibition fails, the bylaw article will be discussed for passage, and the moratorium is removed. Ms. Miles said that people should be aware that if the prohibition fails, and the bylaws fail, then the use will be allowed in any non-residential district with no limitation other than the standards used by the state. Some decision needs to be made.

Reports from Other Boards – Mr. Frieden said they have contracted with COG (Community Opportunities Group). The members need to review the Housing Production Plan since it will be on the October 17th BOS Agenda and needs to be voted on by the Planning Board in October. It is to be on at the October 10th meeting agenda. The Town Administrator is requesting comments/questions be sent to her by October 9th.

Citizens' Comments – None tonight.

Invoices were approved for payment. Mr. Rajeshkumar made a motion to approve the draft September 12, 2018 Regular Meeting Minutes; Ms. Miles seconded; all voted in favor; motion approved.

The board agreed to start the October 24th meeting at 7:30 p.m. due to early voting using the meeting room.

October 10, 2018 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Mr. Rajeshkumar made a motion to adjourn; Mr. Frieden seconded; all voted in favor; motion approved. The meeting was adjourned at 8:38 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich