



**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**  
**November 14, 2018**

Members Present: Paul Anderson (Chair), Vincent Vignaly, Sarah Miles, Marc Frieden, 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 meeting at 7:00 p.m.

Citizens' Comments – None tonight.

**Old Business:**

Nuha Circle Update – Mr. Ali said the paving has not been completed; it will be done next year. He was asked that the sidewalk be corrected to be within the road right-of-way before the town will accept the road.

The board reviewed the Performance Agreement and bond reduction. It was noted that in the original bond the work was to be completed on or before December 31, 2017; the board never voted to approve that extension, but having no issues with extending it, Ms. Miles made a motion to approve the Performance Agreement with the bond reduction amount; Mr. Frieden seconded; all voted in favor; motion approved. Mr. Vignaly recused himself from voting.

Mr. Ali said that the bond estimate included a fence around the stormwater basin, but the detention pond is not steep enough to require a fence and is not included on the approved plan. Wayne Amico (VHB) said the regulations state that a fence is required and needs to be included on the plan. Mr. Vignaly said the fence could be chain link or split rail; the issues are safety in a residential housing area, slopes and standing water depth. Mr. Rajeshkumar said there are many children in the area and Mr. Ali should do the right thing. Mr. Ali was asked if he would consider putting up a split rail fence (which defines the basin); he said he could do that and would check with the residents. The board will contact Mr. Amico for more guidance.

Emuge (1800 Century Drive) Review Draft Letter regarding the Modification to the Site Plan – Mr. Anderson will draft a letter for the next meeting.

Village Center Zoning Update – Elizabeth Wood has left CMRPC. Eli Goldman continues to work on the project. He provided the latest version of the bylaw language along with maps that show (1) the Village Center District with structures, (2) the Village Center District with the underlying zoning, (3) the Village Center District and underlying land use, and (4) the Village Center Districts with various ecological constraints displayed. Mr. Vignaly asked the board members to review the information and submit comments/feedback to him within the next few weeks so it can be incorporated into the bylaw language. It will be on the next agenda for more discussion and the forum initially scheduled for November 26<sup>th</sup> will be postponed until a later date.

Review Holy Cross Contemplative Center As-Built Plans – Mr. Anderson will contact Peter Caruso (Lamoureux-Pagano) who prepared the as-built plans and ask that he provide the Site Plan as-built plans and also that he come before the board with an explanation regarding the parking issues found upon VHB's inspection, since the parking lot that was agreed to during the SPR application does not appear to be being implemented.

Police Station Closeout Update – Mr. Rajeshkumar said at the FISP meeting they discussed the fence that was a condition of the SPR approval for screening the neighbors. In lieu of it being on the as-built plans (which were done before the fence was built), they would provide the board with a one-page narrative of the project. Mr. Frieden said the project does not want to appear to be out of compliance because the fence is not included on the plan; it needs to be identified on a plan since it was required as part of the Site Plan Review, it doesn't matter who owns it.

Project Review Engineering Services Update – There was no update regarding the project review engineering services, but the board did receive an email from the Town Administrator regarding a policy for outside consultant fees. The information along with the revised Fee Schedule needs to be reviewed by the board so a public hearing can be scheduled at the next meeting.

ZBA Informational Petitions – Variances for 239 Woodland Street (to construct two habitable dwellings on a lot they recently created) and 241 Woodland Street (to construct two habitable dwellings and extend Business District Uses 140' into the Single Residence District for hardships on a lot they created previously) – The draft letters were reviewed and discussed in detail. They will be edited and forwarded to the ZBA and the Building Inspector.

The draft letter for the Petition of Melanie Sylva for the Administrative Appeal at 57 Goodale Street (constructing a 60'x 90' garage) was also discussed in detail and will be forwarded to the ZBA and Building Inspector.

Update List of Zoning Violations – Mr. Vignaly will review the license list from the Town Administrator and incorporate any changes needed into the zoning violation spreadsheet that has been sent to the Town Administrator and Board Chairs in the past.

Sheryl Keddy (Building Department) received an inquiry from Flagg RV wanting to store trailers on the empty lot (153-82) on the far side of Il Forno. They claim there will be no sales or no building; it would be for storage only. The board's response is that to store is to park and to be fair to abutters, if there are 15 or more parked vehicles, it will require a Site Plan Review.

#### **New Business/Review of Correspondence/Emails:**

Andrew Kazakoff (Humboldt Masters) to discuss a proposed marijuana product manufacturing, cultivation and transporter establishment at 215 Shrewsbury Street – Mr. Kazakoff was present to gather information regarding the process of how to proceed. They currently have a contract with the property owner for a non-retail manufacturing facility. They will provide a community outreach meeting and notify abutters within 300' of the building. Mr. Rajeshkumar asked what type of manufacturing they will do; Mr. Kazakoff was not sure and will ask the contractor. He did say it is a medical lab which is completely self-contained in a pharmaceutical grade operation. He was told to contact the Town Administrator to schedule an informal meeting with the Adult Use Marijuana Subcommittee to discuss what is required and in what order to proceed. When asked about truck

traffic, Mr. Kazakoff said there will be two trucks/twice a day. They are also considering the possibility of constructing a greenhouse.

Russ Shamayev (125 Lee Street) asked about the company. Mr. Kazakoff said they have an indoor grow and a manufacturing facility in Maine as a medical company and have a maximum of thirty plants. Mr. Shamayev asked if there was any benefit to operating a facility in West Boylston. Mr. Kazakoff replied that there is no interstate trade; whatever they produce in Maine has to remain in Maine; if in Massachusetts it would have to remain in Massachusetts. When asked about employment, Mr. Kazakoff said they plan to hire locally first (approximately twenty people from administrative help to chemists); they will also be giving back to the town. Any special equipment required (if needed) by the Fire Department could be purchased with the fees received. Mr. Vignaly explained the Site Plan Review process and told Mr. Kazakoff that because he will be a tenant and not the owner, the board will require confirmation from the owner that states they have the authority to make changes.

Paul Lenkarski (informal discussion regarding Holt Street) – Mr. Lenkarski lives at 12 Holt Street, one of four condos on the lot. He explained that it was created when the regulations without sewer connections required 20,000 square feet per unit; he intends to bring sewer service to the site and the abutting site, which will lower the required area per unit to 10,000 square feet per unit with a sewer connection. There is currently no sewer connection, but he plans to connect to the sewer line in Route 12. He said he received verbal permission from the Sewer Commission and is required to send a letter for the request.

After putting in the sewer line, he will submit an ANR plan and have the board endorse the reduction to 10,000 square feet; they will then purchase the remaining land to connect all the properties. He explained the zoning lines on the plan and is asking what he can do with the property according to the Housing Production Plan (HPP). He was told the HPP was recently submitted to the state and a reply has not been received yet (no changes are expected). Mr. Frieden explained that the HPP gives some relief on projects coming in as 40B projects. Mr. Lenkarski would like to construct affordable units for senior housing. He asked the board's thoughts on duplicating what was done previously. He was told he cannot put multi-family housing in a single residential district, nor can he use the Single Residence zoned land to credit area for multi-family housing; it could be a friendly 40B, but he prefers not to do that. Mr. Frieden said the Affordable Housing Trust consultants could help him. In order for him to move forward with planning, legal, etc., he would like it noted that the board has no issues with his proposed plan when he brings in an ANR plan showing the sewer line and the reduction of square footage. Mr. Vignaly said the sewer has to be in place first and the board would want to see a permit of the expansion of the area. When the sewers were originally designed it was going to be very difficult to expand the sewer service area; flow calculations and evaluations were needed. Assuming he does bring the sewer in, he would only need 10,000 square feet per unit; the board would be able to reduce the square footage.

Review Briarwood Conservation Open Space Restriction – The survey plan showing the open space on the plan is needed. The attorney is working on it.

Review Board of Selectmen Licenses for Compliance – They need to be compared to the PB zoning violation list that was created three years ago and discussed earlier. The updated list will be sent for comments, the sent to the Selectmen.

**Reports from Other Boards:**

Mr. Frieden said the Affordable Housing Trust met and are pursuing consultants to work on the Maple Street land for feasibility assessment of the whole project.

The Transportation Committee will be meeting on December 6<sup>th</sup>. Mr. Vignaly will provide comments to Mr. Anderson regarding the draft Route 140 Corridor study. He said 5-7 years ago there was discussion with CMRPC to get a connection from Hartwell Street to Route 140 as a potential development project along with the realignment of the “S” curve in Route 140. Preliminary evaluations are needed.

Invoices were approved for payment. Ms. Miles made a motion to approve the draft October 24, 2018 regular Meeting Minutes; Mr. Frieden seconded; all voted in favor; motion approved.

December 12, 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 9:45 p.m.

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

By: \_\_\_\_\_  
Vincent P. Vignaly, Clerk

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