



MEETING MINUTES
January 9, 2019

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

Members Absent: Sarah Miles

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.

George Tignor (Building Inspector) Welcome – Mr. Tignor introduced himself and said he was hired as the Zoning/Building Inspector for three years. He is more than willing to work with the board to ensure that everything runs smoothly. The board noted past issues have arisen with projects in the Site Plan Review process. Mr. Tignor said he would make sure all items are addressed and completed before issuing Certificates of Occupancy.

Citizens' Comments – None tonight.

Old Business:

Emuge (1800 Century Drive) Review Draft Letter regarding the Modification to the Site Plan – The draft letter was reviewed, approved and signed by the board members.

Flagg RV Site Plan Review (Sign Plans) – The board members signed the approved Flagg RV Center, Flagg Realty, LLC Marjam Enterprises, 66 West Boylston Street plans dated 8/27/18. The approval letter was signed at the December 12, 2018 meeting.

Village Center Zoning Update – The board needs to review the information provided by Eli Goldman in November and be ready for more discussion at the February 13th meeting. The board wants the bylaw to be written to keep the existing character, allow reasonable existing uses, and improve the functioning of the area for all townspeople.

Review Holy Cross Contemplative Center As-Built Plans – Mr. Anderson received a response from Jamie Hoag, Esquire (Director of Government and Community Relations) stating “that the event on October 3rd was an unusually large department event. Events of this size at the Center are rare and our facilities team feels that the existing parking at the Center is sufficient for our needs. The normal process is for individuals to car pool to the Center to prevent what Mr. Amico witnessed. The College provides van services for such purposes. In this instance, however, many participants clearly did not carpool. We apologize and will do a better job enforcing the carpool policy and prevent a recurrence of what Mr. Amico observed.”

Mr. Vignaly felt that Town Counsel should be consulted for direction on how to proceed since the final review and approval of the Site Plan Review is being requested and the parking does not seem to be adequate. Mr. Rajeshkumar thought the Building Inspector could visit the site and that it would be a waste of money to consult Town Counsel. Mr. Vignaly said that the applicant pays the fees for legal and engineering reviews. Now is the time to do something before they receive their certificate of completion. How does the board know that it was a one-time thing and it won't happen again? The board was told during the public hearing that they would only need twenty-two parking spaces and would be busing in people for larger events. Mr. Frieden was concerned that it would be a safety issue in the event the firetrucks are needed; the fire lanes need to be kept clear. Mr. Anderson will contact Town Counsel to determine how best to proceed.

The board returned to the regular meeting at 7:45 p.m. after the Public Hearing to Amend the Planning Board's Fee Schedule and Create Consultant Fund Rules. Mr. Frieden made a motion to approve the Amended Planning Board Fee Schedule and Consultant Fund Rules as proposed; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

Discuss Drafting of the Land Use and Zoning Chapter – Mr. Vignaly would like to suggest to the new Town Administrator to change the General Bylaws and disband the Town Wide Planning Committee (TWPC). The General Bylaw established the TWPC in 1994. They were supposed to prepare a town-wide comprehensive plan and report, at a minimum every 3-5 years, to town meeting; there has never been a plan. People spend many hours working on it, but it doesn't happen. Data is going to continue to be input, but no one has or is going to implement it. Town wide priorities need to be set, but that hasn't happened in twenty years. The idea of having more and better planning for large capital expenses is a great thought. Being able to minimize the tax burdens on residents would be a great way to avoid the "sticker shot" taxpayers have seen on recent tax assessments, but it is beyond the jurisdiction of the Planning Board and has not been put into action by any of our past Town Administrators.

Dave Femia asked who would be responsible for the changes to the Master Plan if the TWPC was disbanded? Mr. Vignaly said there is no connection between the Town Wide Comprehensive Plan and the town's Master Plan; the Town Wide Comprehensive Plan is not the Master Plan. Since there never was a "Comprehensive" plan, Mr. Anderson asked who would use it if there was a plan. Updates on the Land Use and Zoning Chapter are near completion; the summary is currently 7-8 pages. There will be more discussion at the February 13th meeting.

New Business/Review of Correspondence/Emails:

Consider issuing a three-year extension to St. Pierre Associates II Limited Partnership (Worcester Corporate Center Definitive Subdivision Original Plan Approval-1989), Century Drive – Donna Truex (Bowditch & Dewey) was present. Ms. Truex said that the Worcester Corporate Center has been under a lot of activity recently with the expansion of Emuge, the construction of the Girl Scouts building, and the expansion of UMass. There have been many inquiries on the one remaining lot (24 acres). The last 700-feet of the road to finish will be completed by St. Pierre Associates in conjunction with permitting a new tenant at a cost of approximately one million dollars. The majority of the infrastructure and drainage were installed when the subdivision was built. Ms. Truex is asking the board to extend the approval for another three years. There have been ten extensions since 1989. There was an engineering review

completed in 2005/6 which evaluated the changes associated with the Wetland Protection Act changes.

Mr. Vignaly commented that it has been going on for many years. A subdivision is required to be built within five years and, if not completed, the bond can be used to build it. Mr. Frieden disclosed that the company he works for sells products to St. Pierre Manufacturing. Ms. Truex said if the town denies the extension, it would be less attractive to potential buyers; they would like to keep the permit in place. There was discussion about how many times it should be allowed to continue. Mr. Vignaly would like to get a written commitment that it will not be sold to a non-taxable entity. Though Ms. Truex was very familiar with this request, no commitment was made. It would be in the town's best interest. Mr. Vignaly made a motion to extend the Worcester Corporate Center Definitive Subdivision Plan Approval for Century Drive, West Boylston for a three-year period to expire on February 19, 2022; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

Review and Approve the FY18 Annual Report – The annual report was reviewed and approved. It will be forwarded to Nancy Lucier. Mr. Rajeshkumar suggested putting the annual reports on the Planning Board web page. Melanie will contact the IT people. The FY20 budget was also reviewed and was forwarded to the Town Administrator.

ZBA Informational Petition (249 West Boylston Street) Special Permit to erect a multi-use building with two businesses and two apartments – There was much discussion on this petition. The petition was not clear in regard to the specific town bylaw for which they are requesting a Special Permit; there are many unknowns and lack of specifics. It will be recommended that the ZBA explain that the current bylaws allow (and the town's Housing Production Plan even encourages) a building with both residential and commercial activities. Mr. Anderson will forward the letter to the ZBA as well as contact the Chair.

Reports from Other Boards – None tonight.

Invoices were approved for payment. Mr. Vignaly made a motion to approve the draft December 12, 2018 Regular Meeting Minutes; Mr. Frieden seconded; all voted in favor; motion approved (Mr. Rajeshkumar abstained).

January 23, 2019 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Mr. Vignaly made a motion to adjourn; Mr. Rajeshkumar seconded; all voted in favor; motion approved. The meeting was adjourned at 9:24 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich