



**MEETING MINUTES**  
**January 23, 2019**

Members Present: Paul Anderson (Chair), Vincent Vignaly, Marc Frieden, Barur Rajeshkumar, Sarah Miles (left at 8:30 p.m.)

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 board returned to the regular meeting at 8:30 p.m. after the Public Hearing for Shrewsbury Street & Hartwell Street and the informal discussion on Shrine Avenue.

Shrine Avenue (Informal Discussion) – Since the public hearing was not advertised, it could not be held and there were many abutters present. The attorney for the applicants agreed with the board to hold an informal discussion.

Attorney George Kiritsy said it is a multi-family project on Shrine Avenue; it is on three acres; there will be nine units, which is below the maximum density of twelve units that could be allowed for the lot. It is a single-structure connected by breezeways. All of the units will have parking in garages; there will also be private parking areas. It will be accessed by a single driveway; owner-occupied condominiums. There will be a “T” turnaround to accommodate emergency vehicles. The units will be serviced by municipal water and sewer; utilities are underground. The stormwater structures have been designed to meet DEP stormwater standards. There are no wetland alterations proposed; work is within the buffer zone. They have not yet been before the Conservation Commission. Andy Baum (Summit Engineering) showed and explained the wetlands, vernal pool, limit of clearing, and drainage on the plan. Soil testing was done.

The resident at 63 Shrine Ave, the existing condo units, asked how the cutting of trees will affect the view. Mr. Baum said the driveway will be 22’ wide; 100’ away from the four-plex. Attorney Kiritsy said 80’ of area will not be disturbed. Regarding the 30’ buffer, Attorney Kiritsy said that is required under the incentive program. The sign will need to be shown on the plan. Attorney Kiritsy said the road will be private. There will be decks. Residents are concerned about the view. The attorney said they could plant a row of arborvitaes or vegetated buffer along the property line for screening. A resident said they will be destruction of plants and wildlife with new construction and asked if they will be replacing any of the trees they will be removing. Attorney Kiritsy said it is a compact area and does not believe it will affect the migratory animals. The submittal has been sent to the Conservation Commission, but no comments have been received to date. They were asked about snow storage; the attorney said there is adequate room at the far end of the project. Asked if any traffic study was done or if the area had been evaluated, Mr. Baum said it is similar to Westland Circle. The board will want the traffic impact

evaluated. Issues to consider for the public hearing are wetlands, visibility, traffic and lighting. The public hearing is scheduled for February 13<sup>th</sup> at 7:30 p.m.

Ongoing construction project updates (Girl Scouts, Emuge, Briarwood, Nuha Circle, Westland Circle, and 90 Sterling Street) were discussed with Mr. Amico.

Citizens' Comments – Dave Femia commented that the sight line and location of the fence is horrible at 90 Sterling Street as well as the “speed bump” that is too high to drive over. It was suggested he contact the Homeowners Association. The board has made them aware of it.

### **Old Business:**

Holy Cross Contemplative Center Update – Mr. Anderson will follow-up for the next meeting.

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

Fynder's Pub (West Boylston Street) Informational Discussion – Arianna Saarinen (Ari's Tavern) and Richard Gallant attended. Ms. Saarinen will be leasing the former Fynder's Pub. She wanted to know of any outstanding issues with the Planning Board. Mr. Vignaly said the file for the Site Plan Review was never completed. The parking was an issue and that they have been in violation for ten years. After reviewing the approved plans, Ms. Saarinen was told to have the engineer prepare an as-built plan and provide certification that it was built according to the approved plan (or not) so the Site Plan Review process can be completed.

### **Reports from Other Boards:**

Mr. Vignaly said the Open Space Implementation Committee met. They discussed acquiring private land from residents by donating or selling their land to the town for more open space; more town-owned land rather than DCR-owned land.

Mr. Frieden said the Affordable Housing Trust met. They were told that there were significantly more wetlands at the 87 Maple Street property, and the buildable area was not adequate for the program being proposed. They continue to look for space to build affordable housing.

Mr. Rajeshkumar said the 2019 Community Survey is on the website as well as at the Beaman Library, Council on Aging office and in various offices at the town hall. He encouraged everyone to participate.

There were no invoices for payment tonight. Mr. Frieden made a motion to approve the draft January 9, 2019 Regular Meeting Minutes and Public Hearing Meeting Minutes (Amend Fee Schedule/Create Consultant Fund Rules); Mr. Rajeshkumar seconded; all voted in favor; motion approved.

February 13, 2019 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 9:15 p.m.

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

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

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