



**MEETING MINUTES**  
**February 13, 2019**

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 board returned to the regular meeting at 7:20 p.m. between the Public Hearing for Shrewsbury Street & Hartwell Street, and the Public Hearing for the 9 condo units on Shrine Avenue.

The following waivers were requested:

1. 3.6.C.2.a- An applicant for a Site Plan Review under this section shall file...the site plan drawn at a scale of 1"=20', or other approved scale.
2. 3.6.D.1.f- Surveyed property lines including angles and bearings, distances, monument locations, and size of the entire parcel. A professional land surveyor licensed in Massachusetts must attest to said plan.
3. 3.6.D.1.m- The location, flow, volume, and timing patterns for existing and proposed traffic shall be provided.
4. 3.6.D.2.C- Applicant should provide traffic/pedestrian flow and vehicle trip information.

Mr. Vignaly made a motion to approve all four waivers; Ms. Miles seconded; all voted in favor; motion approved.

Ms. Miles made a motion to approve a Certificate of Site Plan Review Approval, Special Permit and Stormwater Management Approval for Lots 5-R, #125 Shrewsbury Street and 5-L, #160 Hartwell Street; Mr. Frieden seconded; all voted in favor; motion approved.

The board returned to the regular meeting at 8:20 p.m. after the Public Hearing for Shrine Avenue.

The following ongoing construction project updates were discussed with Mr. Amico: (1) Westland Circle – clearing is continuing, they are working on the drainage; (2) Briarwood – work started on the utilities; (3) Girl Scouts – the retaining wall failed and needs to be rebuilt; (4) 90 Sterling Street – Mr. Amico has not heard from them. Mr. Vignaly asked the Building

Inspector not to release any Certificates of Occupancy because there are issues. The applicant never came back with a plan for the speed bump or sight lines at Route 12. MassDOT hasn't given their approval for the drainage either. Mr. Vignaly will follow up with the Building Inspector and Mr. Amico will contact Chris Chambers from MassDOT.

Citizens' Comments – None

**Old Business:**

Holy Cross Contemplative Center Update – Mr. Anderson received a response from Town Counsel. She recommended that the board ask them to come in to discuss how many of the “unusual” events may occur each year. Mr. Anderson will invite them to come.

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

ANR Plan (317/311 East Mountain Street) St. Pierre Manufacturing Corporation – They are subdividing the property between the business and the residence. Access and frontage are adequate. Mr. Frieden made a motion to endorse the Plan of Land owned by St. Pierre Manufacturing, 317 East Mountain Street, West Boylston MA dated January 10, 2019 prepared by B&R Survey, Inc.; Ms. Miles seconded; all voted in favor; motion approved.

ZBA Informational Petition of J.H. Energy USA, LLC for a variance to divide the land into two lots on the northeasterly portion of Hartwell Street – The frontage is between the rail line and DCR property. There is enough frontage for one lot but short 15-feet of frontage to make two lots; there is approximately ten acres of property. The hardship would be financial. Parking in the front of the building is proposed, but is not allowed. Parking in the front yard would require another variance which was not included as part of the petition. Mr. Frieden said they should define where the front of the building is; it is not clear on the conceptual plan. The draft letter was reviewed and will be revised to include the parking in the front yard for Mr. Anderson to send to the ZBA.

Municipal Vulnerability Preparedness Program (designate a board representative) – Mr. Vignaly has worked with the DPW Director in the past and is willing to be the appointee.

Briarwood Open Space Restriction – Attorney Longden attended. Under the bylaw, an Open Space Restriction is required for a Continuing Care Retirement Community. He requested of the board that they not be required to produce a Statutory Conservation Restriction. The project has been in place for 10 years and it was never included, and he felt it did not qualify for a Conservation Restriction because there is no public land, interest or use of the open space; it is simply complying with the bylaw with a restriction that is enforceable by the town. It needs to be approved by the Conservation Commission, Planning Board and the Board of Selectmen. The comments were reviewed and revised. Attorney Longden will forward the revised draft to Mr. Vignaly before forwarding it to Town Counsel for review.

**Reports from Other Boards:** Mr. Anderson said the Transportation Committee did not meet. The DPW director is leaving.

Invoices were approved for payment. Mr. Vignaly made a motion to approve the draft January 23, 2019 Regular Meeting Minutes and Public Hearing Meeting Minutes (RJF Commercial Properties-Shrewsbury/Hartwell Street and Shrine Avenue); Ms. Miles seconded; all voted in favor; motion approved.

February 27, 2019 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Mr. Vignaly made a motion to adjourn; Ms. Miles seconded; all voted in favor; motion approved. The meeting was adjourned at 9:41 p.m.

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

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

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