



TOWN OF WEST BOYLSTON PLANNING BOARD planningboard@westboylston-ma.gov
140 Worcester Street ** West Boylston MA 01583 ** Phone 774-261-4073

MEETING MINUTES

May 8, 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 Chair opened the regular meeting at 7:03 p.m. to conduct regular business while waiting for the fifth member to arrive in order to have a full board present for the public hearing.

Citizens' Comments – None tonight.

Old Business:

Holy Cross (review As-Built Plan and Certification) – Mr. Vignaly reviewed the plans that were received. There were three that were noted to be as-built plans but were not, and they were not stamped by an engineer. The revised septic plan was not an as-built plan or stamped by an engineer. Mr. Vignaly will contact Leonard Raymond (Holy Cross Director of Capital Construction Facilities). Certification was received from the engineer stating it was in general compliance with the design, but the board needs record drawings if issues arise in the future.

Solar Panel Array Project (review As-Built Plan) – The plan received was an as-built plan and stamped by an engineer. Being satisfied and the board accepting the plan, Ms. Miles made a motion to recommend the Building Inspector issue a Certificate of Completion for the Solar Panel Array project on Temple Street south of Pierce Street; Mr. Frieden seconded; all voted in favor; motion approved.

Village Center Zoning Update – Mr. Vignaly forwarded the most current version of the draft bylaw to the members. No comments were received. Eli Goldman (CMRPC) said he will be able to complete it if he receives comments before the May 22nd meeting.

New Business/Review of Correspondence/Emails:

ENF Report (proposed Commercial Development at 1175 West Boylston Street in Worcester) – Informational for the board; the project is in Worcester, almost at the town line on land across from the Exit 4 ramps to I-190. They are proposing a gas station and a few large buildings on a six-acre parcel that is estimated to add 2,480 vehicle trips per day to West Boylston Street. Mr. Anderson would like to see the traffic study which is the biggest concern. The meeting was already held at the site last Monday. Mr. Vignaly will draft comments/concerns for the next meeting.

At 7:19 the board opened the Public Hearing for the construction of a 4,500 square foot marijuana retail sales building with associated site improvements at 111 Shrewsbury Street (Harmony MA).

At 8:40 p.m. the regular meeting continued.

Site Plan Review Application – 215 Shrewsbury Street (Humboldt Masters, LLC) Proposed Marijuana Establishment (no retail sales) Accept Application and Set Public Hearing Date – Patrick Healy (Thompson-Liston Associates) was present. The Site Plan Review application was accepted by the board and a public hearing was scheduled for June 12, 2019 at 8:00 p.m.

Wayne Amico commented to the board that he has noticed that pre-construction meetings and communications are being overlooked; no one is contacting VHB and he is not sure how to control it. He gave some options for the board to consider...adding to the approval letter that there is a deposit for construction administration prior to picking up the approval and/or that they set preconstruction date (even tentative) prior to them receiving the signed approval from the Town Clerk, or adding a statement as the last line of the approval letter that they **MUST** appear before a regularly scheduled PB meeting **PRIOR** to the start of construction to provide a tentative schedule and set a tentative pre-construction meeting date. Not being onsite every day, Mr. Amico does not know if they are building unless he is contacted.

An email was received concerning the Mixter fields. Mr. Frieden said the approved Site Plan proposed that they be returned to being the softball field. Mr. Rajeshkumar said the issue was brought up at both the Board of Selectmen meeting and the FISP meeting. The fields are not in the final condition; construction is not completed because of the weather. They will be brought back to the original condition.

Reports from Other Boards: Mr. Rajeshkumar said Town Meeting is May 20th; Candidate's Night is May 23rd; and June 4 is the Election at the new Senior Center. He also said that the Treasurer, Bonnie Yasick, is retiring on May 31st.

Invoices were approved for payment. Mr. Frieden made a motion to approve the draft April 24, 2019 Regular Meeting Minutes and the Public Hearing Meeting Minutes for the Citizens Petition to prohibit Marijuana Establishments in the Industrial District; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

May 22, 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 9:16 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich