



**MEETING MINUTES**  
**October 26, 2016**

Chairman: Christopher Olson

Members Present: Barur Rajeshkumar, Marc Frieden, Vincent Vignaly, Cheryl Carlson

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 8:00 p.m.

1. 137 Shrewsbury Street Site Plan Changes and Informal Discussion about possible Solar Panels and Baseball Field on Hartwell Street (Robert Fuller) – Mr. Vignaly recused himself from the matter. Mr. Fuller explained that the change of use is from a specialty race car manufacturing warehouse to public storage. He has received approval from the DCR. He has not yet received the revised drainage plan. The change does fall within the parameters of what the board previously approved. When Mr. Fuller receives the revised plan, the board and VHB will review it and decide if an amended Site Plan Review is needed.

Mr. Fuller said there are eleven acres on the back lot behind the area of the horseshoe pit. He is looking to do solar panels and a baseball field. It would be donated to the town. He would also like to have a privately-owned indoor baseball field. The town would have first use of both fields.

2. Submission of Site Plan Review Application for 70 Hartwell Street (Curtis Industries) – Patrick McCarty was present to submit the application. The board reviewed and accepted the application. A public hearing will be held on December 14<sup>th</sup> at 7:00 p.m.
3. Inquiry regarding possible ANR involving 111, 113 and 115 Shrewsbury Street (Larrabee) – The Larrabee relatives were present and explained the maps and parcels. There are discussions of selling the southernmost residence on Parcel D. There are four parcels: Parcel A (which is now A1 & A2), Parcel B, C and D. They asked if Parcel A1 & A2 could be joined together. Currently A1, A2 and C are separate lots per a previous ANR. Mr. Vignaly explained that if they are under the same name of ownership, they are merged automatically regardless if there is a line drawn on the Assessor's plan. The Larrabees said the structures were there before October 5, 1954 (before subdivision regulations). If they can prove the structures were there before the adoption of the subdivision regulations, they are grandfathered and can do an ANR plan to divide the lots the way they want.
4. Inquiry regarding ANR on Woodland Street, East of #156 (Carol Peterson) – Ms. Peterson said the land was surveyed and both her deed and the neighbor's deed shows a strip of land that they both own. She wants to relinquish it to have a clear deed. The plan has frontage, area and access. Having no issues, Mr. Frieden made a motion to endorse the Plan of Land owned by Carol S.

Peterson, Woodland Street, West Boylston MA, dated September 8, 2016; prepared by B&R Survey, Inc.; Ms. Carlson seconded; all voted in favor; motion approved. The Mylar and six copies were signed by the board.

5. Inquiry regarding Change of Use at 181 West Boylston Street (Gallo) – Dave Femia (ZBA Chair) said Mr. Gallo would like to have a drive-thru coffee shop. He would have to receive approval from the ZBA for the drive-thru and late hours of operation. Mr. Olson said Site Plan Review would be needed from the Planning Board for the change of use and, depending on changes, to the parking requirements. We will wait and see what is proposed and make the Building Inspector aware that Site Plan Review is required when there is a change of use or when there are parking issues.
6. Review of draft letter to ZBA regarding 100 Century Drive Special Permit – The draft letter was reviewed. Mr. Olson will edit and forward to the ZBA Chair.
7. Checker Real Estate (216 West Boylston Street) Certificate of Completion – The certified letter and as-built plan from the engineer were received. VHB will review.

**Old Business/Outstanding Issues/Follow-Ups:**

1. Continued discussion regarding update/corrections to town Zoning Bylaws – To be included on the January agenda due to continuing/upcoming public hearings.
2. Status of Pending Site Plans and progress towards As-Built Plans – In progress.
3. Update of CMRPC Traffic Study for Routes 12, 140 and Franklin Street – Mr. Vignaly spoke with Rich Rydent and will forward him information to justify the study. The most accidents in town occur at Franklin Street and Route 12. When the building for the physical therapy office (now the town hall) was approved, the intention at that time was to make Franklin Street a one-way street coming towards Route 140. The alignment at the intersection Routes 12 and 140 is not good, the turning radius is not good; let's try to fix it the right way. We are trying to have it evaluated to see if there are easy ways to fix it, what the cost would be, and could it be done under the Complete Streets Program funding?

Reports from Other Boards – Mr. Frieden signed up for the tiny house conference with CMRPC. Mr. Olson signed up for a course on subdivision control with CMRPC.

Mr. Vignaly said the Open Space Implementation Committee met and are working on the final draft. They hope to have it available by the end of the year. CMRPC has been approved to use all but two of the Planning Board's LPA hours to update the Open Space and Recreation Plan.

Mr. Rajeshkumar asked if there was going to be a dog park. Mr. Vignaly said there was discussion and it will be included in the Open Space and Recreation Plan update. One possible place would be the area on Tivnan Drive. The property once owned by the MLP is now owned by the Board of Selectmen. They are considering asking to fence in one-half to an acre of land adjacent to the solar facility. The area already has trails and parking.

**Citizens' Comments** – Dave Femia said the CMRPC is holding the Regional Planning Board meeting on November 2<sup>nd</sup> at Becker College regarding zoning for tiny houses, and on December 2<sup>nd</sup> the CMRPC Fall Legislative Affairs Breakfast will be held at Union Station with a topic of municipal management of marijuana legalization.

**Review/Approve Payment of Invoices and Review Draft October 12, 2016 Regular Meeting Minutes** – Invoices for approved for payment. Mr. Vignaly made a motion to approve the October 12, 2016 regular Meeting Minutes; Mr. Rajeshkumar seconded; all voted in favor; motion approved. Ms. Carlson abstained.

A motion was made by Ms. Carlson to adjourn; Mr. Frieden seconded the motion; all voted in favor; motion approved. The meeting adjourned at 10:03 p.m.

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

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

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