



MEETING MINUTES
August 21, 2019

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

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 regular meeting was opened at 9:40 p.m. after the public hearings for 215 Shrewsbury Street, 65 West Boylston Street and 127 Hartwell Street.

Citizens' Comments – Dave Femia, together with the Building Inspector, finished the accessory apartment proposal and would like to be on the September 25th agenda; he will provide copies of the draft proposal at the September 11th meeting.

Old Business:

Holy Cross (review As-Built Plan and Certification) – The plan and certification were received. Mr. Vignaly will review and draft a letter for the Building Inspector recommending a Certificate of Completion.

Village Center Zoning Update – No update.

Sign SPR Approval Approved Plans for 111 Shrewsbury Street [Harmony MA] – The Certificate of No Appeal was received from the Town Clerk; the board signed the plans. Patrick McCarty will have seven sets made for distribution along with a pdf for the office.

New Business/Review of Correspondence/Emails:

ANR Plan (215 Shrewsbury Street-Daniels Nominee Trust-2015) – Mr. Vignaly made a motion to endorse the ANR Plan for 215 Shrewsbury Street, owned by Daniels Nominee Trust-2015, dated May 16, 2019, Assessors Map 176, Parcel 6; Mr. Frieden seconded; all voted in favor; motion approved.

ANR Plan (20 Holt Street-Paul Lenkarski) – Mr. Lenkarski said they have connected to sewer and reduced the 80,000 square foot requirement to 40,000 square feet. He is waiting for a final inspection from the Board of Health on Monday for the septic system abandonment. Mr. Vignaly noted that by signing the ANR, the Planning Board does not confer any approval for zoning compliance. Having sufficient frontage and access, Mr. Rajeshkumar made a motion to endorse the ANR Plan for 6-12 Holt Street, owned by Wyndemere Estates Condominiums dated August 10, 2019; Mr. Frieden seconded; all in favor; motion approved.

Mr. Lenkarski discussed another plan that he wants to bring to town meeting for a zoning change (currently in a lot with split zone) to build 6-8 townhouses where it is currently zoned Single Residence. He was told the process is to go before the Selectmen who need to recommend it to the Planning Board who will then hold a public hearing before he would present it to Town Meeting.

Reports from Other Boards – Mr. Vignaly said the Open Space Implementation Committee will be putting an Article on the Warrant to put a parking lot and pipe in for a new walking trail across from the Holy Cross Contemplation Center to loop around to the Holden area or loops back to West Boylston. No motorized vehicles will be allowed.

Invoices were approved for payment.

Mr. Anderson made a motion to approve the draft July 10, 2019 Regular Meeting Minutes and draft July 10, 2019 Public Hearing Meeting Minutes for Shrine Avenue and 215 Shrewsbury Street; Mr. Vignaly seconded; voted 4-0-1; motion approved (Ms. Miles abstained).

September 11, 2019 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Mr. Frieden made a motion to adjourn; Mr. Rajeshkumar seconded; all voted in favor; motion approved. The meeting was adjourned at 10:24 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich