



MEETING MINUTES September 11, 2019

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

Members Absent: Paul Anderson

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.

Citizens' Comments – David Femia submitted his proposed changes to the Town's Accessory Apartment Bylaw and asked to be put on the September 25th Agenda for discussion.

The regular meeting reconvened at 9:00 p.m. after the continued public hearings for 215 Shrewsbury Street, 65 West Boylston Street and 127 Hartwell Street.

127 Hartwell Street (Amended Site Plan Review) – Mr. Frieden made a motion to approve a sign up to 80-square feet in the Amended Site Plan Review for 127 Hartwell Street for Cogmedix; Mr. Rajeshkumar seconded; voted 3-1-0; motion approved (Mr. Vignaly voted in the negative). Mr. Vignaly made a motion to reduce the amended site plan review application fee from \$800 to \$400 and waive the professional review fee; Mr. Frieden seconded; all voted in favor; motion approved.

Old Business:

Village Center Zoning Update – Multi-family residences are allowed in the village center district but the current draft doesn't have the density defined. Currently the district allows 4 units per acre or one unit for every 10,000 square feet. If we are going to make the district more dense, Mr. Vignaly recommended 6 units per acre or 7,500 square feet per unit. Ms. Miles said it is advisable to have a limit and not leave it open. Mr. Frieden asked if affordable units could be added if it is over a threshold. Mr. Vignaly suggested that if there are over 5 units proposed, they will have to include at least 10% affordable. The bylaw needs additional work and public input, so it will not be an Article on the October Warrant.

New Business/Review of Correspondence/Emails:

Site Plan Review Application: 249 West Boylston Street (John Smalanskas) Accept SPR Application and Set Public Hearing Date – The board accepted the application and scheduled a public hearing for October 23rd at 7:05 p.m.

Consider proposed Zoning Changes and Schedule a Public Hearing – A public hearing was scheduled for October 9th at 7:05 p.m. to hear comments regarding changing the references to the "Selectmen" in the Zoning Bylaws to refer to the "Select Board Members"; and rezone a parcel of land known as 20 Holt Street from Single Residence District to Business District.

Reports from Other Boards – Mr. Vignaly said the Open Space Implementation Committee has an Article on the Warrant for \$18K for tree removal, gravel parking lot construction, and a 24” drain pipe for a new walking trail on town-owned property on Goodale Street, just west of the Lee Street intersection, currently referred to as Blueberry Hill. They are hoping to tie trails to land in Holden; dogs will be allowed.

Ms. Miles said the Community Preservation Committee met and will be meeting again for discussions. She was recently elected as the Vice-Chair.

A letter was received from the Council on Aging who voted to leave the parking area in its current state. Mr. Rajeshkumar said the parking spaces do not meet the minimum requirements. They tried to burn it, scrape it and restripe it, and it looks bad. They were going to go to the ZBA for a variance, but they won’t meet the standard for a variance. Mr. Rajeshkumar said the as-built plan will be submitted to the Planning Board. The Planning Board cannot approve the smaller parking spaces. Dave Femia said the ZBA voted to leave it as is. Mr. Vignaly said the designer designed it correctly, which the board approved. The board allowed the Selectmen/FISP to build at the site without the normal review by VHB in order to save the town money because they promised that they had hired a project manager to monitor the work to make sure it was built according to design and the zoning requirements. It did not get built according to the design and the building requirements. They will ask the board to waive the minimum zoning requirements which the Planning Board cannot do; it has to be a variance from the ZBA. The Planning Board approval conditions require a stamped As-Built Plan and Engineer’s Certification from an engineer that it was built according to the approved design. Nothing has been submitted to the board; therefore, nothing for the board to act on. Mr. Rajeshkumar said the Council on Aging wants to leave it as is. Mr. Vignaly said they could reseal it and restripe the lines.

Invoices were approved for payment.

Mr. Frieden made a motion to send a letter recommending a Certificate of Completion for the College of the Holy Cross to the Town Clerk and Building Inspector; Mr. Vignaly seconded; all voted in favor; motion approved.

Mr. Frieden made a motion to approve the draft August 21, 2019 Regular Meeting Minutes, draft Public Hearing Minutes for 215 Shrewsbury Street, 65 West Boylston Street, and 127 Hartwell Street; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

September 25, 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 9:46 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich