



MEETING MINUTES

September 25, 2019

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

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 7:00 p.m.

Citizens' Comments – Dave Femia asked when his proposed changes to the Town's Accessory Apartment Bylaw would be discussed and was told it would be discussed at October 23rd meeting.

A few residents from Wachusett Estates were present to comment on the proposed marijuana establishment at 65 West Boylston Street. It was explained to them that the public hearing had been closed and the board would only be discussing the conditions for the approval letter tonight. They wanted to say that they were not opposed to having the establishment, but concerned about the parking. They were told that there is no plan to expand the property; the applicant will be back before the board after 45 days for a review.

Old Business:

Village Center Zoning Update – Mr. Vignaly said there was discussion about bringing it to town meeting and presenting, but the board is not ready. CMRPC still has to update the mapping, etc. and a public hearing will need to be held.

Review, Vote and Sign Certificate of Site Plan Approval for 215 Shrewsbury Street (Humboldt Masters, LLC) – Mr. Vignaly made a motion to issue a Certificate of Site Plan Review Approval, Special Permit and Stormwater Management Permit for 215 Shrewsbury Street; Mr. Anderson seconded; voted 4-0-1; motion approved (Mr. Anderson abstained).

Review, Vote and Sign Certificate of Site Plan Approval for 65 West Boylston Street (Ganesh Wellness, Inc.) – Mr. Rajeshkumar said the applicant came before Board of Selectmen to request an extension to the Community Host Agreement. Applicants are required to complete the process within six months; they will not be ready. The BOS granted an extension to the Community Host Agreement.

The draft approval was reviewed. The board has not received the final revised plans; they need to include the arborvitae plantings, stop line changes and other items from VHB's review letter. They asked for a waiver to allow them to not have an engineered stamp on the plans; the board

can waive what is included in the plans, but they need to be prepared in compliance with engineering standards and certified as such. They also need to provide justifications for the other waivers. The stormwater management system operation and maintenance plans need to be stamped as well as signed. Mr. Rajeshkumar is very concerned that the parking will not be sufficient. Ms. Miles will contact Neel Patel and the draft will be revised to incorporate the changes discussed.

Review, Vote and Sign Amended Certificate of Site Plan Approval for 127 Hartwell Street (Sunshine Sign Company) – The draft will be prepared, by someone other than Mr. Vignaly, for the next meeting.

New Business/Review of Correspondence/Emails:

ZBA Informational Petition of Joseph & Carol Rinaldi (Special Permit for home occupation) 80 Lee Street – The Zoning Interpretation form refers to “possibly one unregistered vehicle on a site at a time”. Section 3.5.B.1) of the bylaw states “there shall be no exterior display, no exterior storage of materials and no other exterior indication of the home occupation or other variation from the residential character of the principal building.” If “dealer” vehicles are to be at the site, then that does not comply with the stated bylaw. The board’s recommendation of the petition, as submitted, should be denied. Mr. Vignaly made a motion to sign the letter of opinion; Mr. Frieden seconded; all voted in favor; motion approved.

Flagg RV (66 West Boylston Street) – Review Drainage Improvement As-Built Plan and recommend Certificate of Completion – Mike Himmer was informed on September 9th that the engineers certification is still needed; it was not received in time for this meeting.

Girl Scouts (115 Century Drive) – Review As-Built Plan and recommend Certificate of Completion – Bruce Ellis (R.P. Masiello) provided the revised as-built plan (the weir holes were not labeled on the previous submission). A letter of recommendation will be written for the next meeting.

Reports from Other Boards: Mr. Frieden said the Affordable Housing Trust met and continues to look for a location to construct affordable senior housing.

Mr. Vignaly asked if FISP has made any progress on the senior center parking. Mr. Rajeshkumar said the builder would be coming to the Planning Board at some point. Mr. Vignaly said the Open Space Implementation Committee has only one Article on the Warrant and that is to develop the trail and parking west of the Lee Street intersection (Blueberry Hill).

Ms. Miles said the Community Preservation Committee met and discussed applications.

Invoices were approved for payment.

Mr. Vignaly will follow up regarding the email from Nancy Lucier with Town Counsel’s comments about the zoning change for 20 Holt Street (Lenkarski). He will check the zoning map but believes the comments are based on the wrong location.

Mr. Frieden made a motion to approve the draft September 11, 2019 Regular Meeting Minutes and draft Public Hearing Minutes for 215 Shrewsbury Street, 65 West Boylston Street, and 127 Hartwell Street; Mr. Vignaly seconded; voted 4-0-1; motion approved (Mr. Anderson abstained).

October 9, 2019 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Mr. Rajeshkumar talked about the complaint he received from Joe Orciani via the West Boylston Neighbors Connect about the UPS trucks passing through constantly on Shrewsbury Street. 99 Hartwell Street is a UPS driving training facility; training was supposed to take place on the property. Since it is a public road and they are not in violation of zoning, it was suggested that Mr. Orciani talk to them directly (be neighborly). It was also suggested that the Transportation Committee could possibly have traffic redirected toward one Worcester.

Mr. Anderson made a motion to adjourn; Mr. Frieden seconded; all voted in favor; motion approved. The meeting was adjourned at 9:07 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich