



## MEETING MINUTES January 8, 2020

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 7:01 p.m.

Citizens' Comments – None tonight.

### **Old Business:**

Nuha Circle Subdivision Time Extension – Mr. Ali was present. He did not submit a written request for an extension, but he did provide the revised Performance Agreement tonight; it will need to be reviewed by the board. Mr. Ali said VHB has recommended the bond reduction. Mr. Frieden asked about the status of the monuments in the sidewalks. Mr. Ali said there is a holdback of funds since the Building Inspector was unable to do an inspection because of the snow. The board will review the Performance Agreement for the next meeting on January 22<sup>nd</sup>. Mr. Ali will provide the written request for a time extension on the subdivision approval and the board will notify him if any further information is needed.

Village Center Zoning District Bylaw and Boundaries Review – Claire Baylor was unable to make the meeting tonight; Ron Barron attended in her place. He provided revised material which was reviewed and discussed. There was concern over the proposed density of multi-family housing being proposed especially after viewing the new construction occurring at 239 Woodland Street. Data corrections were noted to determine compliance of existing parcels for lot area minimum requirements; this resulted in proposing a 10,000 square foot minimum lot area requirement to have about 85% compliance.

Mr. Barron said there is another round of DLTA grants and would appreciate the board's support. He will forward a draft letter of support to the board which the Chair will sign.

Review Spreadsheet with Zoning Compliance Inquiries – The spreadsheet was reviewed. Mr. Vignaly will revise the list and email it to the Building Inspector and copy the board; parking will be prioritized.

127 Hartwell Street – Review As-Built Plan and Certification and Recommend Certificate of Completion – Patrick McCarty was present. The revised as-built plan includes the larger sign that was approved by the board. Mr. McCarty explained the four deviations from the approved

site plan which were (1) the island located by the addition was reoriented to allow better traffic flow; (2) no sidewalk was built on the north side of the building to save the existing trees; (3) the drive aisle on the north side of the building was reoriented to save the existing pear trees; and (4) a second stormwater treatment forebay was added to the parking area located on the south side of the building at the second existing low point. Mr. Vignaly made a motion to draft a letter to recommend a Certificate of Completion for the work at 127 Hartwell Street; Mr. Frieden seconded; all voted in favor; motion approved. Ms. Miles will sign the letter and forward it to the Building Inspector.

Sign SPR Approval Approved Plans for 65 West Boylston Street [Ganesh Wellness] – Certificate of No Appeal Received – The Certificate of No Appeal was received from the Town Clerk; the board signed the plans. The plans will be given to Neel Patel (Ganesh Wellness) who will have seven sets made for distribution along with a pdf for the office and VHB.

### **New Business/Review of Correspondence/Emails:**

Ari's Tavern (Review As-Built Plan and Certification) – Arianna Saarinen was in attendance; she is anxious to open for business. Mr. Vignaly said the plan she submitted to the board is not an as-built plan; it is an existing conditions plan. There is no certification from Patrick Healy (Thompson-Liston) stating that everything was built according to the approved site plan. Ms. Saarinen said the original plan she turned in last April showed that the drainage was done and the widening of the parking lot entrance was done. She said the plan before the board tonight shows that the parking is in compliance according to the number of seats in the restaurant. Mr. Healy sent an email to the office stating that “Per my discussion with Marc Frieden back in April, the plan now includes parking calculations showing that there are an adequate number of spaces on the site to comply with the Zoning Bylaw requirements for both uses. I'm not sure what I can state in a letter that is not shown on the plan.” Mr. Vignaly said that she has the number of parking spaces, but do they meet the zoning requirements for parking, i.e., 9 x18, certain size aisles behind them, etc. If they meet the requirements, Mr. Healy needs to send the board certification of that. Ms. Saarinen said Kevin McCormick proposed the plan but never finished it. Mr. Vignaly said the board is looking for certification that what is there now is what they proposed to build under the Site Plan Review application. Ms. Saarinen had an issue with that because she did not purchase the building or business from Kevin McCormick; she purchased it from the government as is; she had no idea about the parking issues. Mr. Vignaly said Mr. McCormick was out of compliance thirteen years ago. He had a site plan review to bring it into compliance but never completed it and went bankrupt. Ms. Saarinen is taking it over and now is the time to get it completed. Mr. Healy's email says it meets the number of parking spaces, but not necessarily the requirements of the zoning standards. Mr. Vignaly said as soon as Mr. Healy sends the information the board will review it. It will be added for discussion at the January 22<sup>nd</sup> meeting.

Informal Discussion regarding Conceptual Plan for 0 Hartwell Street (Rob Fuller) – Rob Fuller (Owner), Patrick McCarty (McCarty Engineering) and Anthony Parinello (Evergreen Strategies) were present. Mr. McCarty explained the conceptual plan and said the driveway would service multiple contractor buildings (commercial condo complex) with individual buildings of various sizes. A cultivation facility (8,000 square feet, pre-engineered building) is proposed at the end of the cul-de-sac for commercial cannabis pods (large sealed greenhouses, each 4,000 square feet) and a head house building; it would be done in phases. Mr. Parinello has been in business six

years. The economics of the business fit West Boylston. They are experienced operators receiving licenses for retail businesses in Worcester and North Adams; Belchertown is in the process. He provided some information about the manufacturer, Ceres. The buildings will be modular sealed buildings. Odor control was discussed; Mr. Rajeshkumar said the residents are most concerned about odors. There are vents in the greenhouses, but will only open in the event of an emergency. Ms. Miles suggested they bring statistic information on how often any of those emergencies happened. Traffic would be minimal using sprinter vans for small amounts of product. Lighting will have 18 hours of light; there will be also blackout times. They will be filing separately for the projects.

FY21 Budget Review – The budget was reviewed; Ms. Miles will forward it to the Town Administrator.

**Reports from Other Boards:** Mr. Vignaly said the Community Preservation Committee met. They reviewed the CPC plan, minor edits were made, and another meeting, to review the plan before a public hearing for public comment will be scheduled, is on February 10<sup>th</sup>.

Invoices were approved for payment.

Mr. Frieden made a motion to approve the draft December 11, 2019 Regular Meeting Minutes and draft Public Hearing Minutes for 249 West Boylston Street; Mr. Anderson seconded; all voted in favor; motion approved.

The Town Administrator sent an email listing the 2020 training opportunities available for Board and Committee members.

January 22, 2020 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 9:16 p.m.

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

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

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