



MEETING MINUTES
February 26, 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 7:00 p.m.

Citizens' Comments – None tonight.

At 7:10 p.m. the board returned to the regular meeting after the continued public hearing for Site Plan Review at 249 West Boylston Street.

Old Business:

Nuha Circle Subdivision Time Extension – Mr. Ali provided an updated letter with the correct extension date as well as the notarized copy of the Performance Agreement. Mr. Vignaly made motion to endorse the Performance Agreement dated February 12, 2020 between Crescent Builders, Inc. and the West Boylston Planning Board, reducing the bond to \$46,100; Mr. Frieden seconded; all voted in favor; motion approved.

Mr. Ali asked the board about moving the easement so the owner of 2 Nuha Circle does not have to move the shed he constructed in the easement without permission. The owner said the pipe is not under the shed. The board felt it was a good idea but suggested Mr. Ali send the revised plan to VHB for review. The board wants to make sure they are not overlooking anything. Mr. Ali was told to provide a copy of the plan to the board and it will be forwarded to VHB.

Village Center Zoning District Bylaw – Tabled to the March 11th meeting.

Zoning Compliance Spreadsheet – George Tignor (Building Inspector) attended. He addressed all of the items and plans to visit the businesses to come up with some type of agreement to bring them into compliance.

1. 171 West Boylston Street-Finders: Mr. Tignor has no safety issues with them; he visited the site with the Fire Chief. There is an outstanding issue with non-compliant parking areas and an incomplete Site Plan Review. The board allowed Ms. Saarinen six months to bring it up-to-date.

2. 339 West Boylston Street-Gerardo's/West Boylston Seafood: Mr. Tignor has documents from the attorney. They are working to split the paper street between the two properties and start paying taxes to the town for those properties. They will come in for a Site Plan Review for the parking. Concern was raised with delivery trucks maneuvering on Route 12.
3. 148 Worcester Street-Child Psychology: There are 14 marked parking spaces. Mr. Tignor will remind them that if they park more than 14 cars, they have to go through the Site Plan Review process to do it correctly.
4. 24 Sterling Place-Sciarro Apartments: Three units were made into four units. Mr. Tignor plans to do an inspection together with the Electrical Inspector, Plumbing Inspector, Fire Chief, and possibly the assessor, to see if it is a legitimate apartment as far as safety is concerned and have the assessment properly reflect this.
5. 245 West Boylston Street-Nutrition Source: Mr. Tignor had them remove CBD Oil signs today. They will be coming in within three months for a Site Plan Review because it is now a Business Center with three or more businesses.
6. 312 West Boylston Street-Kevin's Automotive: Mr. Tignor said they are okay because the Select Board approved a site plan, but it does get cluttered; he will ask him to keep it clean and not go any further.
7. 235 West Boylston Street-Jakes/Accounting/Fretzel's/Landscaping: There are three businesses operating now; Mr. Tignor will talk to them to do a Site Plan Review.

The owner also owns the VFW area and is leasing it for the Flagg RV sales; there are 56 RVs; Mr. Tignor noted that only one unregistered vehicle is allowed on a lot, so he will be working on it within the next three months.

8. 185 Laurel Street-Henry & Fran Brewing Company: The brewery is gone. Mr. Tignor talked to them and it will be cleaned up.
9. 71 Lee Street-Dance/Aerobics: Mr. Tignor said they are working with Town Counsel because of the Dover Amendment. The business is operating in a Single Residence District without any permits; in violation of zoning. This should be addressed in three months.
10. 277 Sterling Street-Balderelli Bros. Trucks: Mr. Tignor reviewed all the documentation and is in agreement that the northerly Balderelli property at 301 Sterling Street is grandfathered. He does have an issue with the contracting operation of trucks and material storage on the southern lot because it is a Residential District and he will talk to them about it to resolve it in three months.
11. 27 Pierce Street-VFW Building: As noted above, only one unregistered vehicle is allowed on a lot. Mr. Tignor will continue to work on it over the next three months.
12. 71 Central Street-Almstrom: The snow pile issue; they need better sight lines. Mr. Tignor will talk to them.

13. 90 Sterling Street-Big Daddy: An as-built plan was received; the board will contact VHB for their comments.
14. 99 Hartwell Street-Diverdi Commercial Storage: Mr. Tignor said they will give him the information for the front portion of the facility and have the situation addressed within three months.
15. 137-151 Shrewsbury Street-Fuller Storage/Baseball: Mr. Tignor said the ANR to be presented tonight should help address the confusion in this area of town. Mr. Vignaly said the issue is that there are five site plan reviews; some businesses have been running for some time and the project work should be closed out. Mr. McCarty said Mr. Fuller does not want to pave and stripe until all the buildings are done. Mr. Vignaly asked to provide a status on the permits to try to clean it up.
16. 208 Beaman Street-Public Radio Tower: Mr. Tignor said everything looked fine; the fence is up. He did call the company and they will send the as-built plan and certification information which he will provide to the board. The prevention of drainage onto the street should be confirmed.
17. 100 Century Drive-Worcester Behavioral Innovations: Mr. Tignor spoke to the Worcester Building Department; they have the finished information and will pass it along to him. The board will review the as-built plan from Worcester. Mr. Vignaly will contact the proponent to ask them to close out the project.
18. 94 North Main Street-Multifamily Housing: Mr. Tignor checked the records; the only time it was not a three-family is when Mr. Ali used one of the apartments as his office when he was building the 40B project; he said it is grandfathered as a three-family building in a Single Residence District.
19. 92 North Main Street-Sudja Gardens 40B: Mr. Tignor said according to the original ZBA agreement, Mr. Ali was allowed to put the sign in front; he has turned down the brightness of the sign. Mr. Tignor is in the process of purchasing a light meter to check all electronic signs in town.
20. 92 North Main Street-Sajda Gardens Business: Mr. Ali told Mr. Tignor that he does not run his construction business out of that address; only the apartments. Ms. Miles noted that the Performance Agreement for Nuha Circle that the board just endorsed lists the address as 92 North Main Street, Unit C100. Mr. Tignor will speak with him.
25. Standing Sign Bylaw: Mr. Tignor went to the Select Board to discuss changing the fee for sign renewal; they do not want to charge for the renewal of signs. He is in the process of preparing the applications for sign renewals to be as of January 1. Mr. Vignaly asked if the board should talk to the Select Board because the sign bylaw requires existing signs to be brought into compliance upon renewal. The Planning Board does not care if there is a fee or not, but the existing signs that are in violation of zoning standards need to be reviewed. Mr. Tignor said giving them an explanation on how difficult it is becoming to get businesses to renew; if there is not a cost involved, people tend not to send in the renewal application; if there is a fee, they are more apt to do it.

Mr. Vignaly will update the list and include the timeframes.

New Business/Review of Correspondence/Emails:

ANR Plan (RJF Commercial Properties) Shrewsbury Street and Hartwell Street – Patrick McCarty was present and said twelve existing lots were reduced to six on the proposed ANR; a 50% reduction. Mr. Frieden made a motion to endorse the Plan of Property Surveyed for Robert Fuller, RJF Commercial Properties, 151 West Boylston Street, prepared by Jarvis Land Survey, Inc., dated 1/21/2020 (southeast corner of Hartwell and Shrewsbury Street); Mr. Anderson seconded; all voted in favor; motion approved.

Annual Report – The annual report was reviewed and revised. Ms. Miles will make the edits and forward it to the Town Administrator.

Reports from Other Boards: Ms. Miles said the Bylaws Committee met and they continue to make progress.

Mr. Frieden said the Affordable Housing Trust met and they are again attempting to develop the property at Maple Street behind Orchard Knoll. Concern over the wetland impacts remain to be addressed.

Mr. Rajeshkumar attended a breakfast at the Senior Center where he was asked why the parking lot is being re-stripped. He told them that the town paid for something that was not built correctly, so the Planning Board is trying to bring it into compliance with zoning.

Invoices for approved for payment.

Mr. Anderson made a motion to approve the draft February 12, 2020 Regular Meeting Minutes; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

March 11, 2020 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 8.22 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich