



MEETING MINUTES
May 27, 2020

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

Members Absent: None

Attendees Remote: John Smalanskas, Chris Herberger (RAC), Paul Lenkarski, Anthony Parrinello (Evergreen Strategies), Patrick McCarty (McCarty Engineering)

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 remote meeting at 7:00 p.m. and announced that due to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, the meeting is being conducted via remote participation.

Citizen Comments – No comments tonight.

249 West Boylston Street Site Plan Review Certificate of Site Plan Approval (review and vote) – VHB received the revised plans and waiver request letter from the applicant on April 28th. The Fire Chief also responded "That should work for the Fire Department" with regard to the proposed privacy fencing being placed 5.5-feet from the building line, centering it within the lot set back.

Having no other issues, Mr. Vignaly made a motion to approve waiver requests to Section:

1. 3.6.D.1.m-The location, flow, volume, and timing patterns for existing and proposed traffic shall be provided. The proposed uses are so small, they will not impact traffic on Route 12. Graham Engineering stated that this will not result in a significant increase in traffic.
2. 3.6.D.2.c-Applicant should provide traffic/pedestrian flow and vehicle trip information. The proposed uses are so small, they will not impact traffic on Route 12. Graham Engineering stated that this will not result in a significant increase in traffic.

Mr. Frieden seconded; roll call vote: Anderson-yes; Rajeshkumar-yes; Frieden-yes; Vignaly-yes; Miles-yes; motion approved. Mr. Vignaly made a motion to endorse the Certificate of Site Plan Review Approval and Stormwater Management Approval for 249 West Boylston Street; Mr. Rajeshkumar seconded; roll call vote: Anderson-yes; Rajeshkumar-yes; Frieden-yes; Vignaly-yes; Miles-yes; motion approved. Mr. Vignaly made a motion to authorize the Chair sign the documents because of town hall restrictions due to the corona virus; Mr. Frieden seconded; roll call vote: Anderson-yes; Rajeshkumar-yes; Frieden-yes; Vignaly-yes; Miles-yes; motion approved.

Village Center Zoning District Bylaw – It will be briefly mentioned at the town meeting to make residents aware that it is moving forward.

Senior Center Striping – Chris Herberger (RAC) presented a new proposal on how to correct the senior center striping. There were two options. Option 1 was to have 14 parking spaces (9' wide by 18' long) and on either end of these spaces they can install an 8" wide hatch mark on the north side of the island and a 12" wide hatch mark on the south side. Option #2 was to eliminate the hatching on either end which provides larger spaces.

After a review of the two parking lot striping options, the board preferred Option 2 (to provide the larger size spaces without the striping at the light poles on the ends). The board explained that as long as the spaces were a minimum of 9' wide by 18' long, they would be acceptable. There was no formal vote taken, but all members agreed to this.

The board also explained that the Site Plan Review process is not complete until the board approves the As-Built Plan and Engineer's Certification. At that time, the board would draft a letter recommending a Certificate of Completion. That recommendation for a Certificate of Completion would be considered the Planning Board's final approval of the work.

New Business/Review of Correspondence/Emails:

Site Plan Review Application: 20 Holt Street (Paul Lenkarski) (Accept Application and Set Public Hearing Date) – The application was reviewed and accepted. A public hearing was scheduled for June 24th at 7:05 p.m.

Anthony Parrinello (Evergreen Strategies-Hartwell Street) – Informal Discussion regarding Concept Plan Easement – Anthony Parrinello (President, Evergreen Strategies) and Patrick McCarty (McCarty Engineering) attended remotely. Mr. Parrinello said a Host Agreement for the “back lot” on Hartwell Street (across from the American Legion Hall) was signed. It was under the presumption that they would have a 99-year lease; the property owner recently informed him that they could not agree to that deal. The new deal will be a definitive subdivision plan. Mr. McCarty said they originally wanted to subdivide the lot, but were unsuccessful in obtaining a frontage variance from the ZBA. They are trying to split the 17 acres; the only way to do that is with a definitive subdivision. Proposed is a 150' long layout for a proposed street from the sideline of Hartwell Street to the center of the bulb which will allow them to create two separate lots. They will also have to file for an Industrial Park Permit. One lot will be retained for Mr. Fuller; one lot would be for Evergreen's cultivation. Permitting would include the Definitive Subdivision Approval, at least one Industrial Park Permit, and a Cannabis Special Permit; he does not believe any of the uses triggers the Aquifer Special Permit. He asked if the filings could all be done concurrently? Mr. Vignaly said that usually the subdivision would need to be done first with the site plans to follow. He also asked about the access to the Evergreen site that is not through the frontage is down by the cul-de-sac but uses the driveway on the other lot. Mr. McCarty said the driveway continues through so there would be an easement through the property line; it would be common access, not a common driveway. Mr. Vignaly said it would fall under common driveway section of the regulations. The road would be 26' of pavement. Mr. McCarty will contact Tom Brodeur (Land Use Attorney, Fletcher Tilton) to see if all applications can be filed at the same time. Mr. Parrinello said conceptually that if business is going well and the market demand is there, Evergreen would expand, acquiring some of Mr. Fuller's 10,000

square foot lot. He asked the board’s thoughts about the option of outdoor cultivation; it would be fenced in, but there would be an odor issue. Mr. Frieden said any risk of outdoor odor will meet strong opposition. Ms. Miles felt indoor cultivation needs to be well established for a while yet. Mr. Vignaly said our local bylaw said no odors can emanate from the site, Mr. Parrinello said it says no “noxious” odors. Noxious has a tough definition and can be interpreted differently by individuals. Mr. Vignaly asked where the new horseshoe pits for the Legion Hall will be. Mr. McCarty showed where they may be located; they agreed to move them but have not set the location.

ANR Plan (Thompson/Patsiouris) 3 Evans Road – George Kiritsy, Attorney for the applicant, respectfully requested that the Planning Board table the matter and withdrew the application until he resolves the frontage and area issues with his clients.

Engineering Peer Review Consultant if VHB has a conflict – The board discussed getting quotes/rates from several engineering companies in the event there would be a conflict with VHB. It would not be a contract position; they would be used as a “fill in”. Mr. Vignaly will coordinate the process with the Town Administrator.

Reports from Other Boards: None tonight.

Invoices were approved for payment.

Mr. Rajeshkumar made a motion to approve the draft April 22, 2020 Regular Meeting Minutes and 249 West Boylston Street Public Hearing Meeting Minutes; Mr. Frieden seconded; roll call vote: Anderson-yes; Rajeshkumar-yes; Frieden-yes; Vignaly-yes; Miles-yes; motion approved.

June 24, 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; roll call vote: Anderson-yes; Rajeshkumar-yes; Frieden-yes; Vignaly-yes; Miles-yes; motion approved. The meeting was adjourned at 8:50 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich