



MEETING MINUTES

June 24, 2020

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

Members Absent: None

Attendees Remote: Wayne Amico (VHB); George Tignor (Building Inspector)

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.

The regular meeting resumed at 8:37 p.m. following the public hearing for 20 Holt Street condominium Site Plan Review.

Old Business:

Village Center Zoning District Bylaw – Ms. Miles read the statement prepared for Town Meeting, but that part of the meeting is no longer happening. “The Planning Board would like to update the town on our progress with the Village Center District Zoning, which was recommended in the Master Plan in 2005. This bylaw is intended to make existing uses more compliant, allowing very limited business units, and to help prevent congestion in the area. We have held several informational meetings over the past two years to get feedback from residents, working with the Central Massachusetts Regional Planning Commission to develop the bylaw and proposed zoning area. We hope to hold a public hearing on the matter in the near future, with the goal of getting the zoning bylaw on the warrant for the Town Meeting in October, 2020”.

New Business/Review of Correspondence/Emails:

ZBA Informational Petition (3 Evans Road Variance) – Mr. Vignaly has not drafted a formal letter; the board's comments can be made by email or through one of the two members of the ZBA present to the rest of their board. They are transferring property that they have previously transferred. If both of the lots are nonconforming, any lot line changes have to go the ZBA for approval. They want to make the land swap; the board has no issues with it. Dave Femia said it looks they are looking for two variances. Mr. Vignaly said the two lots do not comply with the Zoning Regulations now; they are swapping some land to make one lot larger and one lot smaller which is why they need a variance. Since they are both grandfathered lots and are making a change to a grandfathered lot, the change has to get the ZBA approval. Mr. Tignor said his issue is that they were both nonconforming lots, and questioned the validity (by making one lot more nonconforming and the other lot still nonconforming).

Sign SPR Approval Approved Plans for 249 West Boylston Street [Smalanskas) – Certificate of No Appeal Received – Members will sign the plan at the town hall.

245 WB Street – Petition for Special Permit – Mr. Vignaly said there are existing properties that have Business Centers but don't have permits to be a Business Center. Comments were made to Mr. Vignaly's draft document. The board wants them to go through the Site Plan Review process; this will put a process in place and the Building Inspector can let them know what they are expected to do. If there are any major issues, they may have to have an engineering review, but generally the sites that will use this process are operating safely and have no issues. Mr. Vignaly will revise the document and forward it to the board and Building Inspector. Mr. Tignor said he wants to make sure that if he is going to these businesses and trying to bring them compliant with the Zoning Bylaws, that there is an avenue for them to do it.

Set Summer Meeting Dates for July/August – July 22nd and August 26th were confirmed as the summer meeting date.

Sign Authorized Signature Form for FY21 – Members will sign the form at the town hall.

Reorganize the Board (Election of Officers and Committee Assignments) – Mr. Rajeshkumar made a motion, which was seconded by Mr. Vignaly, to elect a slate of officers as follows:

Chair – Paul Anderson
Vice Chair – Sarah Miles
Clerk – Vincent Vignaly
Treasurer – Barur Rajeshkumar

The following Committee Assignments were decided on for the coming year:

Affordable Housing – Marc Frieden
Bylaw Committee – Paul Anderson
CMRPC – Marc Frieden
Community Preservation – Sarah Miles
Earth Removal – Barur Rajeshkumar
Economic Development – Sarah Miles
Open Space Implementation Committee – Vincent Vignaly
Town-Wide Planning – Vincent Vignaly
Transportation – Paul Anderson

Responsibility for reviewing board minutes will be as follows:

BOH – Vincent Vignaly
Conservation – Sarah Miles
Selectmen – Barur Rajeshkumar
ZBA – Marc Frieden

Reports from Other Boards: None tonight.

Invoices were approved for payment. Mr. Rajeshkumar will follow up with those that need additional money. Mr. Vignaly made a motion to approve the draft May 27, 2020 Regular

Meeting Minutes; Mr. Rajeshkumar seconded; roll call vote: Anderson-yes; Rajeshkumar-yes; Frieden-yes; Vignaly-yes; Miles-yes; motion approved.

Mr. Rajeshkumar made an announcement that the Town Meeting will be held outside on Monday, June 29th at 6:00 p.m. at the High School Baseball field; face masks are mandatory; the school will be open for bathroom facilities; a quorum of 100 voters is needed. Please attend!

Mr. Frieden made a motion to adjourn; Mr. Rajeshkumar seconded; roll call vote: Anderson-yes; Rajeshkumar-yes; Frieden-yes; Vignaly-yes; Miles-yes; motion approved. The meeting was adjourned at 9:12 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich