



MEETING MINUTES

September 23, 2020

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

Members Absent: None

Attendees Remote: Wayne Amico (VHB); George Tignor (Building Inspector); Anand Patel; Wesley Flis (Whitman & Bingham); Nancy Lucier (Town Administrator); Pat Inderwish; Zach Gless (Existing Grades)

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 – None tonight.

The regular meeting resumed at 8:30 p.m. following the continued Site Plan Review public hearing and Special Permit public hearing for 20 Holt Street, and the public hearing for 262-264 West Boylston Street (Dunkin Donuts).

Old Business:

65 WB Street (Ganesh Wellness) Site Plan Status Update – Mr. Vignaly said they are doing a good job. The Building Inspector was not clear what the Planning Board meant by clearing the trees and the woody vegetation in the stormwater basin. The property owner is hiring a contractor to clear the trees in the basin area. The Building Inspector issued a Certificate of Occupancy and sent a letter to the Cannabis Control Commission letting them know that the Planning Board has outstanding conditions that need to be completed. They are going to be opening soon. The board could allow them six months to complete the work. If it is not completed to the board's satisfaction within six months, the Building Inspector has agreed to pull their Certificate of Occupancy. Mr. Rajeshkumar made a motion to approve as a condition an additional six months for the clearing of the basin; Ms. Miles seconded; roll call vote: Frieden-yes; Rajeshkumar-yes; Vignaly-yes; Mile-yes; Anderson-yes; motion approved.

Mr. Frieden asked about the second sign. Anand Patel said they have a sign in place of the old Il Forno sign. They have been working with Connor Sign and believed they received the proper permit to put it up. It was suggested the Building Inspector confirm that this second sign is in compliance with zoning. Mr. Frieden said it has been gone a long time and may need a permit. Mr. Tignor will check the Zoning Bylaws. Mr. Rajeshkumar said there are rules and regs for signs by the CCC. He thought there should be a sign on the building; Mr. Tignor will check with the CCC. Mr. Patel said the CCC only regulates the content of signs; you are not allowed to put any colloquial references to marijuana. Their sign has been approved by the CCC. As far as

where the sign is, they require we meet local zoning bylaws. They will confirm with the Building Inspector and the CCC Inspector.

659 Shrewsbury Street (Kidoodles) Proposed Site Plan Layout – Wesley Flis (Whitman & Bingham) submitted a Site Plan Review and Stormwater Management application today. A public hearing was scheduled for 7:05 on October 14th.

New Business/Review of Correspondence/Emails:

ANR Plan (120 Prescott Street) Mixer Field – Nancy Lucier said they are working with the Parks Facility Committee and applying for a PARC grant which assists cities and towns in acquiring and developing land for parks and outdoor recreation purposes. They are planning to renovate Mixer Field and need to separate the field from the entire parcel. They are looking for the ANR to be approved by taking it out of the parcel that is the Senior Center and designating it for further improvements; it will then go to town meeting for approval. Pat Inderwish said the whole property is 13.7 acres that is allocated to the Town West Boylston. They have retained the 125 feet of frontage for the Senior Center lot and much more frontage is being cut out. There is adequate frontage and access. On behalf of the Parks Facilities Committee, Mr. Inderwish requested the fee be waived. Mr. Frieden made a motion to endorse the ANR Plan of Land for 120 Prescott Street, prepared by Places Associates dated September 23, 2020, and waive the application fee; Mr. Rajeshkumar seconded; roll call vote: Miles-yes; Frieden-yes; Rajeshkumar-yes; Anderson-yes; Vignaly had technical difficulties; motion approved. Mr. Inderwish said to all the members of the Planning Board that the Parks Facilities Committee as well as the residents and taxpayers of the Town of West Boylston appreciate their vote tonight. This has been something that has been a priority through town surveys and also a priority of the town, to make sure that Mixer Field is maintained in perpetuity as an open space and recreation plan to the town so everyone in the town can use it; he wanted all to know that he appreciated it very much on behalf of the Parks Facilities Committee.

ANR Plan (11 Marsh Hawk Way) – Zach Gless (Existing Grades) attended remotely. There is 130-feet of frontage on Marsh Hawk Way; he is separating Lot 4A and 4B to create a building lot to the east of 11 Marsh Hawk Way; the deed restriction will remain. Both lots meet zoning requirements for the single residence district. There is adequate frontage and access. Mr. Frieden made a motion to endorse the Plan of Land for 11 Marsh Hawk Way prepared for Jim Kaufman by Existing Grades, Inc. dated September 5, 2020; Ms. Miles seconded; roll call vote: Vignaly-yes; Miles-yes; Frieden-yes; Rajeshkumar-yes; Anderson-yes; motion approved.

ZBA Informational Petition (301 Sterling Street) – The draft letter was discussed; Mr. Anderson will forward it to the ZBA.

ZBA Informational Petition (24 Sterling Place) – The draft letter was discussed; Mr. Anderson will forward it to the ZBA.

Reports from Other Boards: Mr. Frieden said the Economic Development Task Force met; they did the lottery for the sponsorship of the Welcome to West Boylston signs.

Invoices were approved for payment.

Mr. Rajeshkumar made a motion to approve the draft August 19, 2020 Regular Meeting Minutes and August 19, 2020 20 Holt Street Public Hearing Meeting Minutes; Ms. Miles seconded; roll call vote: Miles-yes; Frieden-yes; Rajeshkumar-yes; Anderson-yes; motion approved.

October 14th was confirmed as the next regular meeting date and time.

Mr. Rajeshkumar made a motion to adjourn; Ms. Miles seconded; roll call vote: Miles-yes; Frieden-yes; Rajeshkumar-yes; Anderson-yes; motion approved.

The meeting was adjourned at 9:38 -p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich