



MEETING MINUTES

February 10, 2021

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

Members Absent: None

Attendees Remote: None

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.

Public Hearing (continued): Site Plan Review and Stormwater Management applications for the proposed construction of a 2,400 square foot building and the expansion of the parking lot on Woodland Street in West Boylston MA. It is an expansion of the Kidoodles Child Care Center of Holden at about 275 Woodland Street

The applicant requested a continuance to allow for time to update the design plans and calculations and prepare draft architectural plans. Mr. Frieden made a motion to continue the public hearing to March 24, 2021 at 7:05 p.m.; Mr. Rajeshkumar seconded; roll call vote: Frieden-yes; Miles-yes; Rajeshkumar-yes; Vignaly-yes; Anderson-yes; motion approved.

Old Business:

Westland Circle Bond Reduction (Bond Reduction Vote) – Mr. Frieden made a motion to approve the Westland Circle bond reduction; Mr. Rajeshkumar seconded; roll call vote: Miles-no; Frieden-no; Rajeshkumar-no; Vignaly-no; Anderson-no; motion denied.

Proposed Zoning Changes for May 17th Town Meeting – Mr. Rajeshkumar recommended changing the town's bylaw for grandfathering of a use to two years to be consistent with the state regulations; the town bylaw is currently one year. Mr. Vignaly talked about maximum lot coverage and/or that an accessory structure has to be subordinate to the primary structure. Mr. Frieden raised the recent confusing issue of using the more restrictive portion of a lot for compliance with zoning requirements.

New Business/Review of Correspondence/Emails:

The project for Dunkin Donuts at the existing CVS property at 264 West Boylston Street was withdrawn on February 8th; it had been continued to March 10th. The applicant sent the following email: "We are writing to withdraw our applications regarding the relocation of our Dunkin franchise within the Town of West Boylston." Mr. Frieden commented that the problems were from a technical site-specific standpoint, not from lack of public support of having a Dunkin Donuts in town. The public hearing will be closed on March 24th.

Evergreen Strategies, LLC (Site Plan Review & Special Permit Application) Hartwell Street: Review/Accept Application & Schedule Hearing Date – Mr. Vignaly noted that no boxes were checked on the application for hat they were proposing and they were asked to resubmit the application. It needs to be correct so that there are no issues like a prior filing. The application was accepted and a public hearing scheduled for March 24, 2021 at 7:30 p.m.

ZBA Informational Petition (Special Permit Application for 107 Newton Street) – The draft recommendation was reviewed and revised and will be forwarded to the ZBA Clerk.

Review Draft Annual Report – The annual report was reviewed and will be sent to the Town Administrator.

Review Draft Recommendation to Building Inspector for Ganesh Wellness Certificate of Compliance – The draft recommendation to issue a Certificate of Compliance was reviewed, accepted, and will be forwarded to the Building Inspector.

Reports from Other Boards: Mr. Frieden commented that the Affordable Housing Trust is investigating a new property.

Mr. Rajeshkumar said the town hall is closed indefinitely. People can still contact the offices by email or telephone, and should use the mailboxes out front. There was an issue with the sprinkler system which resulted in a great deal of damage to some of the offices. Employees are continuing to work in cramped quarters. He also said the winter parking ban is in effect.

Mr. Vignaly said the Open Space Implementation Committee is hopeful that trees will be cut this month at Blueberry Hill and grading of the parking lot done next month. He also said the Parks Commission was asked for their 3-5 year plan; all that was received was that they are working on the Mixter Field project. Mr. Vignaly will email them the list of action items included in the Open Space and Recreation plan that was done two years ago.

Invoices were approved for payment.

Mr. Rajeshkumar made a motion to approve the January 13, 2021 Regular Meeting Minutes; Ms. Miles seconded; roll call vote: Frieden-yes; Rajeshkumar-yes; Miles-yes; Vignaly-yes; Anderson-yes; motion approved.

March 24, 2021 at 7:00 p.m. was confirmed as the next regular meeting date and time.

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

The meeting was adjourned at 8:03 p.m.

Date Accepted: _____

By: _____

Vincent P. Vignaly, Clerk

Submitted by: _____

Melanie Rich