



**MEETING MINUTES**  
**June 16, 2021**

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

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 meeting at 7:03 p.m.

Citizen Comments – None tonight.

The regular meeting resumed at 8:00 p.m. following the public hearing for Site Plan Review & Stormwater Management Permit for 307 Lancaster Street (Bethlehem Bible Church).

**Old Business:**

Westland Circle & Nuha Circle Updates – Mr. Ali requested the matter be tabled to the July meeting.

Review Draft Approval for Evergreen Strategies at 166 Hartwell Street – Mr. Vignaly recused himself from the matter. Patrick McCarty and Anthony Parrinello attended. Wayne Amico (VHB) has been working with the applicant. The review letter provided tonight recommends conditions the board should include; the applicant agreed. Mr. Amico suggested the highlighted items in the June 15, 2021 review letter be included in the approval letter. The draft approval was not ready this evening. Ms. Miles commented that the final plans and approval conditions were only received today and need to be included in the approval letter; it will be ready for the July meeting.

**New Business/Review of Correspondence/Emails:**

Consider recommending a Certificate of Completion for the Harmony Retail Marijuana Site at 111 Shrewsbury Street – Patrick McCarty said there are still outstanding items. The survey plan is not ready. Green International (traffic consultant) prepared figures for clearing and signage. They are asking for work at the intersections of Burncoat Street, Maple Street, Hartwell Street and Tyson Road. Because they don't have jurisdiction in Worcester, Mr. McCarty asked that they not do the Worcester sections. After further discussions of the need for intersection tree clearing, Mr. McCarty will contact the Worcester DPW and let the board know the results.

ZBA Informational Petition (67 West Boylston Street Variance for 2 Standing Signs) – Campfire has two signs; one in the middle of the island and one that was put in place of the former Il Forno sign which was under a variance to that owner. A variance does not travel with the property; it travels with the owner; they do not have a variance. Mr. Tignor informed Mr. Patel he needed a variance in their name for that particular sign. The draft letter was reviewed and approved. Mr. Anderson will forward it to the ZBA Chair.

ANR Plan (David Pare) 14 Bowen Street – Mr. Pare is splitting the lot into two lots (previously he had requested three, but the third does not have adequate frontage). A permit to create a third lot will need ZBA approval Special Permit approval for the frontage less than 120' minimum. Having adequate frontage and access, Mr. Frieden made a motion to endorse the ANR Plan of Property Surveyed for David G. Pare, 14 Bowen Street, West Boylston MA, prepared by Jarvis Land Survey, Inc. dated 10/30/19; Ms. Miles seconded; all voted in favor; motion approved.

ZBA Informational Petition (14 Bowen Street Special Permit for reducing frontage requirement to less than 120 feet) – Mr. Vignaly will draft a letter for the July 14<sup>th</sup> meeting.

Zack Ludwig – (45-49 Central Street Discussion) – Present were Zach Ludwig (surveyor), Boris Sapozhnikov (owner), and Attorney David Silverman. Attorney Silverman explained it was two properties owned by one individual who lived further on Central Street. 45 Central Street was the art studio; 49 Central Street was the home/photography studio. The owner connected the garage on 49 Central Street with the building on 45 Central Street and turned 49 into a tearoom. His client is looking to fix the lot lines around the old garage on 49 Central to include it on 45 Central. He wants to do it so the side yard setback requirements are met. Mr. Vignaly explained that parcels A & B to the north owned by the same person become automatically joined when the zoning is changed to a more strict interpretation.

Reorganize the Board & Election of Officers and Committee Assignments – Mr. Rajeshkumar made a motion for Mr. Vignaly to be Chair; Mr. Frieden seconded; Vignaly, Miles, and Anderson opposed; motion did not pass.

Mr. Frieden made a motion, which was seconded by Mr. Rajeshkumar, to elect a slate of officers as follows:

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

All voted in favor; motion approved.

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 – Marc Frieden  
Selectboard – Barur Rajeshkumar  
ZBA – Barur Rajeshkumar

Zoom meetings vs. in-person meetings was briefly discussed; no definite decision was made. Mr. Frieden also talked about hybrid meetings, but the town is not set up for that.

Vote and Sign Authorized Signatures for FY22 – Ms. Miles made a motion that any one board member is authorized to sign invoices/payroll; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

**Reports from Other Boards:** None tonight.

Invoices were approved for payment. Mr. Rajeshkumar made a motion to approve the draft May 12, 2021 Regular Meeting Minutes; Mr. Frieden seconded; all voted in favor; motion approved.

July 14, 2021 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Ms. Miles made a motion to adjourn; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

The meeting was adjourned at 9:41 p.m.

Date Accepted: \_\_\_\_\_

By: \_\_\_\_\_  
Vincent P. Vignaly, Clerk

Submitted by: \_\_\_\_\_  
Melanie Rich