



TOWN OF WEST BOYLSTON PLANNING BOARD planningboard@westboylston-ma.gov
140 Worcester Street ** West Boylston MA 01583 ** Phone 774-261-4073

MEETING MINUTES
March 9, 2022

Members Present: Paul Anderson (Chair), Marc Frieden, Barur Rajeshkumar, Vincent Vignaly

Members Absent: Sarah Miles

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 7:05 p.m.

Citizens' Comments – Dave Femia asked if there was any response from the Selectboard regarding the State MBTA Community. Mr. Frieden attended a zoom meeting; 15 units per acre as of right is required and the area needs to be within a half mile of an MBTA station. Mr. Vignaly said this town is not within 3-1/2 miles of an MBTA station. He asked if there was a way to meet the standard of the requirement by saying the town doesn't have any areas within a half mile so how can the town zone it. Mr. Frieden did not know, but said regardless, there is a minimum of units that has to be met. Mr. Femia said by December 2023 all towns have to have a zoning bylaw. Mr. Vignaly said there is an agreement with CMRPC to move ahead to come up with draft bylaw wording that the town can consider for town meeting. Mr. Frieden asked what the benefit was and was told it would improve the lack of affordable housing.

The regular meeting resumed at 8:05 p.m. following the public hearing for 29 Prospect Street.

29 Prospect Street (WB Municipal Lighting Plant) – There was discussion on the waiver request because of the bylaw wording. Mr. Vignaly made a motion to approve the waiver for the scale of the drawings; Mr. Rajeshkumar seconded; all voted in favor; motion approved. Mr. Rajeshkumar made a motion to approve the Site Plan Approval and Stormwater Management for the West Boylston Municipal Lighting Plant at 29 Prospect Street; Mr. Frieden seconded; all voted in favor; motion approved.

Old Business:

Westland Circle, Subdivision Construction Status – The DPW Director will have no issue accepting the sewers in the street, but it has not yet been approved by the Sewer Commissioners.

Nuha Circle, Road Acceptance Status (evaluate all concerns specific to the development and respond to the Selectboard by March 19th) – Mr. Ali was not present. He was given information in February and his current attorney attended but hasn't replied as of this meeting. Mr. Anderson forwarded Mr. Ali VHB's letter. Mr. Vignaly said the chair should inform the Selectboard that Mr. Ali has not complied with the Town's Street Acceptance Procedure. Mr. Ali has not contacted the board or submitted any information to the board to review before March 19th. Mr. Anderson will write an email report to the

Selectboard in response to their referral to this acceptance request. The board will recommend that it not be put before town meeting and list the details. Mr. Anderson will send a letter to the Selectboard.

New Business/Review of Correspondence/Emails:

Comment on ZBA hearing for the Special Permit/Administrative Appeal for 45 and 49 Central Street – Mr. Vignaly prepared a draft comment letter. He believes the changes to the lot lines have to be reviewed by Town Counsel. The owners were before the board in June 2021 and Town Counsel did provide input; they thought it needed a variance, not a special permit or administrative appeal. The bottom line is that the petitioner has identified the legal arguments but a thorough review by Town Counsel is needed. Mr. Vignaly said the property should have been combined in one lot because it was all owned by the same owner and because of the zoning minimum area requirements, but it had a foreclosure and the bank sold off parts of it; he didn't know how it could be substandard or a non-conforming lot because it was a joined lot. The Building Inspector spoke with Town Counsel and sent the owners a letter telling them the easiest way to fix it was to bring it back to the pre-1999 condition. The draft letter was approved and signed and will be sent to the ZBA.

Reports from Other Boards: Mr. Frieden said the Mariana Joint Subcommittee did not meet due to lack of a quorum.

Invoices were approved for payments. Mr. Frieden made a motion to approve the draft February 9, 2022 Meeting Minutes and Public Hearing Minutes for 307 Lancaster Street (Bethlehem Bible Church); Mr. Rajeshkumar seconded; all voted in favor; motion approved.

Mr. Anderson signed the letter for 165 Pierce Street (project was withdrawn 11/10/21) approving the return of professional review fee funds to Mr. Ali; it will be sent to the Town Accountant.

April 13, 2022 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; all voted in favor; motion approved.

The meeting was adjourned at 8:30 p.m.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich