



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

AGENDA

Wednesday, April 26, 2017 @ 7:00 p.m.
West Boylston Town Hall, Board Meeting Room, 1st floor
140 Worcester Street, West Boylston MA 01583

7:00 p.m. **PUBLIC HEARING:** Site Plan Review and Special Permit application for a proposed Public Safety Emergency Communications Radio Tower and associated Equipment Facility located at 208 Beaman Street (vote may be taken)

8:00 p.m. Old Business/Outstanding Issues/Follow-Ups:

- 1) Continued discussion and review of updates/corrections to town Zoning Bylaws:
 - Nonconforming Uses/Structures (Section 1.4.A)
 - Accessory Apartments (Section 3.4)
 - Special Permits regarding minimum lot frontage/width requirements (Sections 4.1.E and 4.2.C)
 - Off-street parking requirements (Section 5.2.B)
 - Clean up typographical issue with subsections in Section 6.2.E.4.b
 - Prohibited Uses (Section 5.3)
 - Incentive Zoning for Affordable Housing (Section 3.10)
 - Recreational Marijuana, Village Zoning, Requirement for sidewalks within Business Districts
 - Site Plan Review technical corrections (Section 3.6)
 - Signs and Billboards technical corrections (Section 5.6)
- 2) Comprehensive Town Wide Plan – Land Use Chapter Update
- 3) Status updates regarding incomplete Site Plan Review process or recent site work at several sites
- 4) Consideration of Board's Endorsement of Senior Center Project (vote may be taken)

8:30 p.m. New Business and Review of Correspondence/Emails Received:

- 1) ANR Plan for 115 Shrewsbury Street (Larrabee)

8:40 p.m. Reports from Other Boards

8:50 p.m. Citizens' Comments *(Except in unforeseen or emergency circumstances, any matter presented for consideration of the Board by a member of the public shall neither be acted upon, nor a decision made the night of the presentation. A scheduled time on a future agenda may be necessary, at the Board's discretion.)*

8:55 p.m. Review/Approve Payment of Invoices and Review April 12, 2017 Regular Meeting Minutes