



PROPOSED MEETING AGENDA

140 Worcester Street, West Boylston, Massachusetts 01583

In accordance with the provisions of MGL 30A §§ 18-25

Zoning Board of Appeals	December 15, 2020
Board / Committee Name	Date of Notice
MEETING TO BE HELD REMOTELY ON ZOOM	TO JOIN ZOOM MEETING: SEE INSTRUCS. BELOW
Meeting Place	Conference Room Number or Location
THURSDAY, DECEMBER 17, 2020/7:00 P.M.	Toby S. Goldstein, Secretary
Date / Time of Meeting	Clerk or Board Member Signature
N/A	N/A
Meeting CANCELLED or POSTPONED to:	Date of Cancellation or Postponement

Notices and Agendas are to be posted 48 hours in advance of the meetings, excluding Saturdays, Sundays and legal holidays. Please note the hours of operation at the Town Clerk's Office to ensure that this posting will satisfy this requirement.

This is the current list of topics that the Chair reasonably anticipates will be discussed at this meeting.

**Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 23, 2020 Order, as amended, imposing strict limitation on the number of people that may gather in one place, this meeting of the West Boylston ZBA will be conducted via remote participation. While no in-person attendance will be permitted, every effort will be made to ensure that the public can adequately access the proceedings. A reminder that persons who would like to view this meeting while in progress may do so by joining the Zoom Meeting.

Join Zoom Meeting

<https://zoom.us/j/98313571497?pwd=WUc2SVRPR3k5c3E5TXFjQTg3aCszUT09>

Meeting ID: 983 1357 1497 Passcode: 246186

Dial by your location (Phone): +1 646 558 8656 US (New York)

AGENDA

7:00 Minutes of November 19, 2020 Meeting

7:05 Continued Public Hearing, Glenn Sciarro, 24 Sterling Place, for a Special Permit to convert an apartment into a fourth unit with the property constituting a nonconforming use within the meaning of Section 1.4.B of the West Boylston Zoning Bylaws. – PETITIONER REQUESTED CONTINUANCE TO JAN.

7:05 Continued Public Hearing, Branded Realty Group II, LLC, for a Special Permit under Section 3.2.F.4 of the Zoning Bylaws for the construction of a new 2,400 square-foot food service building with drive-through window with a 180-foot drive-through lane at 262 and 264 West Boylston St., to replace the existing Dunkin' on the adjacent lot at 244 West Boylston Street.- PET. REQUESTED CONTIN. TO FEB.

7:20 Public Hearing, Michael Coveney, on behalf of the West Boylston Water District, for Special Permit, for the construction of a MassDEP required water treatment facility for removing manganese from the West Boylston Water District's existing Oakdale Well, at 699 Thomas Street (located along Central MA Rail Trail west of Thomas St.). This request is made per Sec. 3.2.E.2 of the zoning bylaws.

Other Business:

Miscellaneous Mail and Paperwork Needing Signatures/Future Agenda Items/ZBA Report

Next Scheduled ZBA Meeting – Thursday, January 21, 2021

Motion to adjourn