



TOWN OF WEST BOYLSTON ZONING BOARD OF APPEALS

140 Worcester Street * West Boylston MA 01583 * zba@westboylston-ma.gov

MEETING MINUTES

July 20, 2017

Chair: David Femia

Members Present: David Femia (Chair), Barur Rajeshkumar (Clerk), Christopher Olson, Nathaniel Orciani and Charles Witkus.

Others Present: Secretary Toby Goldstein.

Members Absent: John Benson and Daniel Cronin (Associate Members).

Mr. Femia called the meeting to order at 7:00 p.m. this evening. He announced that all members were present except for the two associate members.

Other Business:

Minutes of June 15, 2017 Meeting:

After review of the draft minutes by the ZBA members, there were no comments. Mr. Rajeshkumar made a motion to approve the minutes as submitted. Mr. Orciani seconded. All in favor.

Update from Building Inspector Regarding Construction at 92 North Main Street:

Mr. Femia announced that the Building Inspector (Bentley Herget) sent a letter about this, as he could not attend this evening's meeting, and Mr. Femia read it aloud. At this point, Building C was 90% complete; the third and second floors were finished, and the first floor was being painted. Regarding Building B, in 14 units kitchens, paint and finish were done, 14 units were painted, furnished and insulated; regarding the sprinkler system, the wrong paperwork was submitted and revisions will follow. Mr. Herget said that he and the Fire Dept. Chief talked to the engineer about the incorrect paperwork but he opined that everything else looked alright. Regarding Building A, the outside was 90% complete, with sprinklers and HVAC being done. He added that the site work was progressing, and the retaining walls were done, along with rough sidewalks and rough landscaping. He would be going up to inspect the insulation in Building B this Wednesday (July 19 – the letter was dated prior to that), and he would give another report at next month's ZBA meeting.

ZBA Reports:

Three reports were received by e-mail from Albert Fine, Clerk of the Works for 92 North Main Street (reports 32, 33 and 34). Mr. Femia announced that they are now going to Wayne Amico of VHB also, and Mr. Femia asked him if he would notify the board if he had any questions or comments about them.

Update on Possible Fee Increase:

Mr. Femia discussed that he wanted input from other towns' zoning boards to see how close the West Boylston ZBA's fees are to what others are charging their residents. He explained wanting to use the list of 13 towns that were invited last year to attend a 40B training (which is still on hold). Mr. Femia opined that the Town of West Boylston's fees are low in comparison to other towns, and suggested increasing the present fees by \$50.00, but he was still trying to obtain the information from the other towns (which is not always available online). He added that Town Counsel told him that the ZBA would have to hold a public hearing for fee increases, take a vote, and then send to the Board of Selectmen to approve. Mr. Femia did not anticipate any problem with approval, as he will be compiling information from the other towns as to what they charge. Also, he said that he and Ms. Goldstein are working on obtaining the other towns' information.

Future ZBA Agenda Items:

Woodland St. petition for special permit: A special permit application was submitted by Joseph Evangelista for Woodland Street, for the construction of a single-family house in a business district under Section 4.2C of the zoning bylaws. Mr. Femia noted that the application did not include any correspondence from the Building Inspector, and Mr. Femia said that he would speak with Mr. Herget about that. Mr. Femia instructed Ms. Goldstein to have other boards give comments by August 11 to give the ZBA time to notify the applicant. Mr. Olson suggested that, if he speaks with the Building Inspector and/or the petitioner, it would be helpful to have that on the record. Mr. Femia added that the board should have all paperwork and comments submitted a week before the meeting.

Creech Possible Request for Accessory Apartment, 71 Temple Street: Mr. Femia informed those present that the board received information from the Building Inspector regarding this; Mr. Femia spoke with the Building Inspector, and information had to be corrected on the form. Mr. Femia explained that Mrs. Creech's mother was moving to this country and the Creeches were asking about an addition to the back of their house. There was a question about septic as this is listed in the application, but the property is hooked up to sewer according to the Tax Office's records.

Flywheel Video Regarding Lighting Plant Possible Work: Jonathan Fitch of the West Boylston Municipal Lighting Plant sent this video to Mr. Femia via e-mail. Mr. Femia commented that he could not open the Dropbox which contained the video. Mr. Rajeshkumar asked Ms. Goldstein to forward this to the board.

Next Scheduled ZBA Meeting Date:

The next scheduled meeting date is August 17, 2017. Mr. Femia mentioned that, in September, the meeting was scheduled for September 21, but noted that Ms. Goldstein cannot attend that

evening and asked the board to let her know by the August meeting if they would be available to meet either September 14 or 28 instead.

Ethics Test:

Town Clerk Kim Hopewell sent reminders to the Town boards of board members who still had to take the online Ethics Test. Mr. Rajeshkumar and Mr. Orciani commented that they had already done so. (According to Ms. Hopewell, Dan Cronin also took the test).

Other News:

Mr. Rajeshkumar reported that, at the FISP meeting, an architect was chosen for the new Senior Center (Caolo and Bieniek). He described that out of (5) architects, (3) applicants made presentations, answered questions, and the board voted (6 “yes” to 2 “no”) for this architect. He commented that this architect is also working on the Police Station. He added that Tony DiLuzio was chosen as OPM; he is also in that capacity for the Police Station project. Mr. Olson asked when the board anticipated that they would go back to the Town to ask for funding? Mr. Femia opined that the hope is, after a special Town Meeting in December, there would be a special election after that to obtain the money for the project.

Mail:

Ms. Goldstein gave unseen mail to Mr. Femia for review.

Other Comments:

Mr. Witkus asked if anyone had gone over to 92 North Main Street to look at the construction that was done? Mr. Femia responded that, in August, the board will discuss the landscaping with Mr. Ali, and assured Mr. Witkus that he is allowed to go on the site. Mr. Witkus commented that his only complaint was that the front entrance of each apartment has machinery or air conditioning in the alcove, but that was not on the blueprints. Mr. Femia instructed Ms. Goldstein to send an e-mail to the Building Inspector about this.

With no further comments or issues to discuss, Mr. Rajeshkumar made a motion to adjourn the meeting at 7:21 p.m. Mr. Orciani seconded. All in favor.

Respectfully submitted,

Toby S. Goldstein, Secretary

Date Accepted: _____

By: _____