



PLANNING BOARD

TOWN OF BOYLSTON

221 MAIN STREET
Post Office Box 601
BOYLSTON, MA 01505

Meeting Minutes

Date: February 2, 2009
Time: 7:30 p.m.
Location: 221 Main Street, Boylston, MA
Chairman: Richard Baker
Recorder: Christine Webster
Members Present: Richard Baker, Raymond Duffy, Jennifer McGrath
Members Absent: Kim Ames, Julia Hucknall

Agenda

- Approve January Minutes
- Woodland Heights surety Release
- Discuss possible zoning changes

Mr. Baker called the meeting to order at 7:30 p.m.

Approval of January Minutes - Ms. McGrath made a motion to approve the January minutes as amended, Mr. Duffy 2nd the motion; all in favor. Ms. McGrath abstained from voting.

Woodland Heights surety release - A request was received from Mike Maneggio to release the remaining surety. Per the Planning Board's request, Mr. Maneggio provided the board with a written confirmation from the Light Department and Highway Department that the work has been completed.

Mr. Duffy made a motion to release the remaining surety, Ms. McGrath 2nd the motion; all in favor.

Discuss possible zoning changes - Mr. Baker informed the Board about a recent inquiry to the Building Inspector. The owner of 81 Shrewsbury Street inquired about permits that would be Required for a prospective tenant to use the location for an anytime Fitness franchise.

Mr. Baker stated his opinion that such a use could reasonable be considered a consumer service establishment which is allowed by right in the Commercial District.

The Wellhead Protection bylaw requires no special permit for the change of use if the new use is allowed in the underlying district; therefore, no special permit would be required. Mr. Duffy questioned if there were any health regulations.

Regarding future changes to the Rt. 140 zoning, Mr. Duffy recommended that a long term plan including a traffic study be completed before considering significant changes. He noted that Town Meeting approved funds for a traffic study, but no further action was taken.

Mr. Baker indicated that some of the language in the zoning bylaws could be changed for clarification. The consensus of the Board was that comprehensive planning should be undertaken.

Meeting was adjourned at 8:00 p.m.