

MINUTES OF WESTBOROUGH PLANNING BOARD

January 17, 2017

Regular meeting of the Westborough Planning Board held in the Forbes Municipal Building, 2nd Floor, Room 23 at 45 West Main Street. Members Bush, Silverberg, Spencer and Paris were present.

Next Meeting date: February 7, 2017, 7:00PM, Fire Department Conference Room, 50 Milk Street

At 7:00 p.m. Bond Release for 2 Connector Road

The Town Planner explained when Highpoint Center was permitted in 2004 there was an escrow established which included funds for a traffic study. The project was completed years ago and the remaining funds should be released, this has been verified by the Town Accountant and Town Engineer.

Member Mark Silverberg made a motion to release the remaining bond amount for 2 Connector Road, seconded by Member Bill Spencer, all in favor, unanimously voted.

At 7:00 p.m. Discussion Town Meeting Article for March 2017

- **Article: Amendment to the Recreational Marijuana Zoning Bylaw as proposed by the Selectmen to disallow its use anywhere in Town.**

The Town Planner stated this is a Bylaw recommended by Town Counsel and written by the Selectmen. The Planning Board may vote to in favor or against at the upcoming February 7, 2017 public hearing. If this is voted in favor of at the Annual Town Election, then the Town to opt-out would need to present this proposed Bylaw at Town Meeting in March. If this is voted down at the Election, then it is a moot point and no further action is required.

Chairman Brian Bush stated he feels this is unusual for a zoning bylaw that prohibits usage and is outside of zoning uses.

Planning Board Members would prefer to have Town Counsel attend the upcoming meeting to explain this in further detail.

The Town Planner will reach out to Town Counsel with this request.

- **Article: Accessory Dwelling Units as additions to single-family dwellings.**

The Town Planner stated the intention is to provide accessory units or accessory apartments that are attached to a single family unit in a family single district and to not appear as a multi-family from the outside. This would allow for extended family, caregiver, single parent/child or other family members the ability to afford to stay in Westborough and at the same time have privacy. These units will not be assessed as multi-family units, since there will not be separate entrances or staircases.

Mr. Tin Htway, Building Commissioner has requested this Article to provide his department with the clarity when applicants propose this type of permit application. There has been an influx in the older generation wanting to stay in their home, but are not able to afford to. If this is approved, caregivers or relatives could take care of them and still have privacy. This would

provide a separate unit for privacy, yet in a single family residential setting. A typical two family unit has two separate buildings and entrances. This will not be able to be used as an opportunity for rental income to homeowners, since they are required to reside in the home.

Member Mark Silverberg thinks the occupancy is what determines a household, not the layout of the house.

Member Bill Spencer is in favor of this since Mr. Htway stated this is enforceable by his department inspectors. Member Bill Spencer wants longtime residents to be able to stay, yet enforce those who may just want to get into Westborough for the Schools.

Chairman Brian Bush said this is really nice to be able to accommodate these types of uses and makes for a nice scenario for families.

- **Article: Amendment to Section 2300 to allow certain uses in the Highway Business (BA) District which previously required a Special Permit to be allowed by “By-right”.**
The Town Planner said this proposed change would only affect the highway business district; it would be too difficult to change in the commercial district. This change will not affect the process and applicants will still require a site plan review.

Chairman Brian Bush feels it is good from a landowners perspective for a developers standpoint, first part of equation is site plan review comes to PB, streamlines permitting process, but takes a component of planning out of review, will be interesting to see how it goes.

At 7:00 p.m. Subdivision Plan Endorsement – Indian Meadow Road 275 Turnpike Road
The Town Planner reviewed the final Definitive Plans which have been reviewed by Town Engineer.

Member Mark Silverberg made a motion endorse the Definitive Plans for Indian Meadow Road, 275 Turnpike Road, seconded by Member Tim Paris, all in favor, unanimously voted.

OLD BUSINESS:

The Town Planner and Town Engineer have been working on the proposed crosswalk for Preservation Acres for past month or more. The Town Engineer has proposed the best area for this crossing and weather pending the concrete could be poured this winter. The crosswalk signal will be installed upon arrival and the crosswalk lines will be painted in the Spring.

Chairman Brian Bush made a motion to endorse the minutes of December 20, 2016, seconded by Member Bill Spencer, all in favor, unanimously voted.

Chairman Brian Bush made a motion to endorse the minutes of January 3, 2017, seconded by Member Bill Spencer, all in favor, unanimously voted.

PLANNERS REPORT:

The Town Planner is currently working on the Special Permit for Mass Housing. The Town will be losing 100 units this year on Beech Street. The affordability component should be more than 10% to make up for those lost units.

Member Mark Silverberg said Conservation has been working on updating the Open Space Plan and a draft is on the Town website for review and comment. A presentation of this Open Space Plan will be presented at various Boards for their comments as well. The hope is to endorse this plan at the upcoming Open Space Meeting, January 31, 2017.

There being no further business to discuss, the meeting adjourned at 8:20p.m.

Respectfully submitted,

Destiny Ashworth/Administrative Assistant

APPROVED:

Brian Bush, Chairman of Board

Mark Silverberg, Vice-Chairman of Board

William Spencer

Tim Paris