



TOWN OF WEST BOYLSTON PLANNING BOARD planningboard@westboylston-ma.gov
127 Hartwell Street, Suite 100 * West Boylston MA 01583 * Phone 508-835-3490 * Fax 508-835-4102

MEETING MINUTES

September 11, 2013

Chairman: Christopher Olson

Members Present: Marc Frieden, Patrick McKeon, Vincent Vignaly, James Kaufman

Members Absent: None

Others Present: See Attached Sign-In Sheet

All documents referenced in these Minutes are stored and available for public inspection in the Planning Board Office located at 127 Hartwell Street.

The meeting was called to order at 7:01 p.m.

242 Woodland Street – Mr. Frieden will draft a letter and circulate before sending.

Medical Marijuana – There is a temporary moratorium in place. A draft bylaw is needed for approval by the annual town meeting. The board should get it ready for January. A possible location could be in the industrial area. Mr. Olson will follow-up and contact Kopelman and Paige. It was agreed that this should be a priority item.

Dairy Queen – The issue is the additional parking lot. A fence has been put up which is within 100' from the wetlands. Because of the proximity to the stream, Mr. Olson said there was a cease and desist issued by the Building Inspector. A site plan review is needed if fifteen or more parking spaces are proposed.

A list of outstanding issues and complaints should be prepared and forwarded to the Building Inspector.

Gerardo's/West Boylston Seafood – The issue is with the north side of the property. It is an unpermitted parking area and is a zoning violation.

Fay Funeral Home – They obtained town common property and put in a parking area which does not trigger a site plan review, but there is parking within the side yard setback which is a violation of the zoning, and parking that has to back out onto a street which is also in violation of zoning.

148 Worcester Street – (Pediatric Behavioral Health). They originally said they needed only thirteen parking spaces which did not require a site review plan. There are now approximately twenty-five paved spaces and more in the grassy area. They did not apply for Site Plan Review.

Pine Farm Landscaping – The trailer is parked in a non-parking space, is within the front yard setback, and is not licensed. This needs attention.

Land Portion of Master Plan: Rewrite – Mr. Kaufman said the Town Administrator would like to attend the September 25th meeting to discuss the Housing Population section. He said the information was taken from the census along with data from the high school. He also said it can be updated by section and submitted. Mr. Gaumond would like the board to review and make comments at the next meeting. Mr. Vignaly will review and forward to the members. Karen Paré will be contacted for a copy of the land version plan. Mr. Vignaly said the overall plans for the Municipal Buildings need to be compiled and discussed in the Master Plan Update.

Donut Shop – Petitioner went to the ZBA saying they needed twelve spaces. They are also using 6-8 spaces adjacent to the building. If the use of a lot includes more than fifteen spaces, it requires a site plan review. The issues are zoning for parking, site plan review, and inadequate drainage. A letter will be drafted to the Building Inspector.

Clinton Savings Bank – There is an issue with signs on the light fixtures. There are banners on the lights, which is not allowed and is a violation.

Open Space Implementation Committee Appointment – A motion was made by Mr. McKeon to appoint Mr. Vignaly to the Open Space Implementation Committee; Mr. Frieden seconded; Mr. Olson, Mr. McKeon, Mr. Vignaly and Mr. Frieden all voted in favor; motion approved. Mr. Kaufman abstained.

CMRPC Conference (October 25th) – Mr. Frieden will be attending.

Special Town Meeting/Purchase of Three Rivers Building – The voters approved appropriating the funds for the purchase. The debt exclusion will be voted on at the special election on September 17th.

Planning Board Comments to ZBA regarding Cumberland Farms – Petitioners are asking for a sign variance along with special permits for the allowed use for vehicle fuel dispensing, to allow the facility to operate 24 hours, and to reduce the number of parking spaces. There was also discussion to suggest to ZBA that a special permit is required for change of use since the property is an existing non-conforming lot. Mr. Vignaly drafted a letter which was reviewed and commented on by the members. The changes will be incorporated before forwarding to the ZBA no later than Friday.

Discussion of Draft Regulations for Incentive Zoning Bylaw – Mr. Vignaly said the board needs to write regulations and can implement them without Town Meeting approval. The process of how this is done was explained.

Planning Board Meeting Minutes – September 11, 2013

Mr. Frieden will speak to Mr. Gaumond regarding town interest in amending the zoning bylaws to require sidewalks be constructed as part of Site Plan Review projects, unless waived by the Planning Board.

Reports from Other Boards – Mr. Vignaly said the Earth Removal Board met and issued a permit to Dave Mercurio for the Legg Road property. The Laurel Street permit was pulled; they did not reapply. He also said the Open Space Committee met. The town needs to update the Open Space and Recreation Plan. The Town Administrator requested volunteers from the Parks organizations, but received no response.

Mr. McKeon reported on the Selectmen's meeting minutes.

Mr. Kaufman attended the Town Wide Planning Committee meeting. He said they want to update one section at a time and submit it.

Mr. Frieden said the Affordable Housing Committee met to obtain community preservation money for housing to make it appeal to contractors. They are putting together a preliminary document.

Other Topics – Mr. Vignaly said he received notice that the Sign Bylaw was approved by the Attorney General.

There was discussion about planning a dinner for former board member Karen Paré in October.

Payment of Invoices/Review of Draft Meeting Minutes – Invoices were approved. The review of the August 7th draft Meeting Minutes was tabled until next month.

A motion was made by Mr. McKeon to adjourn; Mr. Frieden seconded; Mr. Olson, Mr. McKeon, Mr. Frieden and Mr. Vignaly all voted in favor; motion approved; Mr. Kaufman abstained. The meeting adjourned at 9:20 p.m.

Date Accepted: _____

By: _____
James Kaufman, Clerk

Submitted by: _____
Melanie Rich