



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

## **MEETING MINUTES**

### **October 23, 2013**

Chairman: Christopher Olson

Members Present: Marc Frieden, Vincent Vignaly, Patrick McKeon, 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 7:06 p.m.

**Master Plan Rewrite (review of updated drafts)** – In his review of the Transportation chapter, Mr. Vignaly said the information is outdated and many of the items noted to be completed have already been done. He felt that evaluations and assessments are not being included in this chapter.

In reviewing the Education chapter, Mr. Kaufman said overcrowding in the schools was discussed but felt it was vague, did not go into detail, and was more a factual document. He tried to contact Principal Murphy for more information, but was not successful. It was suggested he contact Mr. LaBreck, the Associate Principal, who may be more accessible. Mr. Kaufman will follow-up.

Financial Strategies – Mr. McKeon said the information is provided up through 2009/2010 and concentrated on discretionary costs. He believes those figures are outdated since they were for FY11 and we are now in FY14 and the economy has improved.

Mr. Vignaly said the Open Space section has been updated; it was re-written approximately a year and a half ago. He suggested the Town Administrator be contacted and asked to provide a word document so comments can be easily made; currently the document is in a PDF format. Mr. Olson will contact Mr. Gaumond.

Municipal Services – Mr. Frieden said it is current. He spoke in particular of the police radios and believes they have already been updated. He will contact the police department for verification and will continue his review of the chapter.

Cultural & Historic Resources – Mr. Olson is working on.

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**Angell Brook (bond reduction)** – A letter was received from Michael Staiti (Angell Brook Development Corporation) requesting a bond reduction from \$110,000 to \$45,000. Mr. McKeon made a motion to approve the bond reduction to \$45,000; Mr. Kaufman seconded; all voted in favor; motion approved. Mr. Kaufman will send a letter informing him.

**Medical Marijuana (bylaw discussion)** – Mr. Vignaly will forward the draft bylaw to the members for review and discussion at the next meeting.

**Cumberland Farms (discussion of petitioner's rebuttal letter to ZBA)** – Dave Femia (ZBA) was in attendance. He said no rebuttal letter was received from the applicant. The applicant has gone to the DCR, who had concerns. They have requested a continuance of the October 28<sup>th</sup> meeting to December.

**Response to letter suggesting potential businesses for the town** – Mr. Olson will follow-up.

**21 Franklin Street (preconstruction meeting)** – No members were present for the pre-construction meeting. The board's concern is to make sure the construction process is followed according to the plan. Mr. Vignaly had concerns about the possibility of soil on the infiltration basin. He will contact Wayne Amico and have him check with the contractor. He will also contact Charles Faucher for additional funds for the project.

**Reports from Other Boards** – Economic Development as well as the Town Wide Planning Committees will be meeting next week. Mr. Vignaly reported that the Open Space Implementation Committee has put a survey on the website looking for feedback in anticipation of updating the open space and recreation plan. An article will be placed in the Banner. The deadline has been extended to November 15<sup>th</sup>. There has been no action with the Earth Removal Board.

### **Other Topics:**

**Afra Terrace** – The applicant will appear at the October 28<sup>th</sup> ZBA meeting asking for modifications to the comprehensive permit to convert three affordable units to the market rate. Mr. Femia said he does not believe it can be legally approved since the comprehensive permit issued is for subsidized housing. Because of the new affordable housing regulations, it was suggested that Dick Heaton be asked to attend the ZBA meeting and have the applicant deposit funds for technical review and advice.

**231 West Boylston Street** – An email was received from Mark Brodeur in response to Planning Board's October 11<sup>th</sup> letter. Mr. Brodeur stated that the conditions are considered to be grandfathered. Mr. Olson will ask Mr. Brodeur what criteria he used in his determination and also request a copy of the documentation the applicant submitted as required in the current zoning bylaws.

**Planet Fitness (Petition of Viewpoint Sign)** – Mr. Vignaly drafted a letter to the ZBA which was reviewed and commented on by the members. The sign is more than three times the maximum allowed of 30 square feet. Mr. Femia read the three criteria that must be met in order to be granted a variance. Mr. Vignaly made a motion to send the letter regarding the Planet Fitness

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sign variance request to the Zoning Board; Mr. Kaufman seconded; all voted in favor; motion approved.

Paper Streets and Private Ways – An email was received from the Town Administrator that Town Counsel will be present at the Selectmen's November 6<sup>th</sup> meeting to make a presentation on paper streets. Some members plan to attend. Mr. Olson will ask Mr. Gaumond if there is a list of locations.

**Approve Payment of Invoices/Review Draft Meeting Minutes of October 9, 2013** – There were no invoices for payment. Mr. Frieden made a motion to approve the October 9, 2013 Meeting Minutes; Mr. Kaufman seconded; all voted in favor; motion approved.

A motion was made by Mr. Frieden to adjourn; Mr. Kaufman seconded; all voted in favor; motion approved. The meeting adjourned at 8:45 p.m.

Date Accepted: \_\_\_\_\_

By: \_\_\_\_\_  
James Kaufman, Clerk

Submitted by: \_\_\_\_\_  
Melanie Rich