



TOWN OF WEST BOYLSTON PLANNING BOARD planningboard@westboylston-ma.gov
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MEETING MINUTES
June 25, 2014

Chairman: Christopher Olson
Members Present: Marc Frieden, Vincent Vignaly, Mark Brodeur, Cheryl Carlson
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 regular meeting was called to order at 8:30 p.m.

1000 Goodale Street (SPR) – Mr. Brodeur made a motion to accept the waivers as discussed and written in the draft approval letter; Mr. Frieden seconded; all voted in favor; motion approved.

Mr. Brodeur left the meeting at 8:40 p.m.

Election of Officers – Mr. Frieden made a motion to elect a slate of officers as follows:

Chair – Mr. Frieden
Vice Chair – Ms. Carlson
Clerk – Mr. Olson
Treasurer – Mr. Brodeur

Ms. Carlson seconded; Mr. Frieden, Mr. Olson, Ms. Carlson, and Mr. Vignaly all voted in favor; motion approved. Mr. Brodeur was not present for the vote.

The following committee assignments were decided on for the coming year:

Town Wide Planning – Mr. Olson
CMRPC – Mr. Olson
Affordable Housing – Mr. Frieden
Earth Removal – Ms. Carlson
Transportation – Mr. Vignaly
Economic Development – Mr. Brodeur
Community Preservation – Ms. Carlson
Bylaw Committee – Mr. Frieden

Open Space Implementation Committee – Mr. Vignaly

Responsibility for reviewing board minutes will be as follows:

ZBA – Ms. Carlson
Conservation – Mr. Brodeur
BOH – Mr. Vignaly
Selectmen – Mr. Olson

Status of Village Zoning Bylaw Grant with CMRPC – No progress made to report tonight. Mr. Frieden will forward contact information to Mr. Olson to follow through since he is now the board's CMRPC delegate.

Review/Comment on Conservation Commission Proposed Wetland Bylaw – Ms. Carlson reviewed the information and asked why the Conservation Commission wanted to make the bylaw more stringent for West Boylston. Doesn't DCR already protect their resources? Mr. Vignaly said the DCR has their own regulations with the Cohen Bill/Watershed Protection Act which includes a 400' buffer around most streams. The package notes that the proposed bylaw enables the town to better protect the surface and ground water resources. Mr. Vignaly said the proposed bylaw would change the jurisdiction to cover additional "wetland resources", any certified vernal pool in town, land subject to flooding by stormwater, ground water or surface water; and would make the state regulatory 100' buffer a resource area. Ms. Carlson felt it is very limiting. The Conservation Commission is also authorizing themselves to charge fees and increase fines. Ms. Carlson will draft a comment letter to be reviewed at the next meeting.

Consider revising the Planning Board Fee Schedule "Form A" Lots Review – Mr. Olson made a motion to clarify the Fee Schedule under Form A to include the option language presented in Mr. Vignaly's email dated June 12th; Filing Fee \$200; Review Fee \$200/lot (dividing an existing lot into two lots results in TWO lots, Fee = \$400); Ms. Carlson seconded the motion; all voted in favor; motion approved. This did not change the fees, only provides a description to clarify how the fee is calculated.

ZBA Administrative Appeal (94 North Main Street) – Dave Femia (ZBA) said they met on June 16th. The residents from Oakdale hired an attorney who said Barre Savings Bank did not have the authority to extend the Comprehensive Permit. Mr. Ali's attorney asked for a continuance and it is now scheduled for July 29th.

New Business/Review of Correspondence/Emails Received:

The board received a copy of the letter from DHCD stating that the Local Initiative Program approved two affordable units at Angell Brook Village.

A MEPA filing, Public Notice of Environmental Review, was received for the Edward Baldarelli Project. Mr. Baldarelli proposes to put an access road across an existing stream, filling in the stream and build a new larger crossing. The board discussed commenting to the owner to make the roadway wide enough for two lanes and a sidewalk if he plans on future use. Mr. Vignaly will draft a letter to be discussed on July 9th.

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Mr. Vignaly talked about the other MEPA filing for Central Coating (165 Shrewsbury Street) who is proposing a 3,800 square foot expansion. Mr. Vignaly said at the last meeting it did not appear to meet the trigger for a SPR requirement. The Zoning Bylaw says SPR is needed if there is an addition of 5,000 square feet or 25%, whichever is less; but also includes that this area is calculated for all additions over a ten year period. Mr. Vignaly checked the Assessors data on the web and found that under the Building Permit Record there was an addition of 15,000 square feet in August 2010 and another addition a couple of years before that which the board was unaware of. Mr. Olson sent an email to Mr. Brodeur in January asking what had been done in the past ten years and the reply received did not list anything substantial. Mr. Olson will follow-up with the Building Inspector.

Reports from Other Boards – No reports tonight.

Approve Payment of Invoices/Review Draft Meeting Minutes of June 11, 2014 – Ms. Carlson made a motion to approve the June 11, 2014 Public Hearing Meeting Minutes and Regular Meeting Minutes; Mr. Olson seconded the motion; all voted in favor; motion approved.

A motion was made by Ms. Carlson to adjourn. Mr. Olson seconded the motion to adjourn; all voted in favor; motion approved. The meeting adjourned at 10:00 p.m.

Date Accepted: _____

By: _____

Christopher E. Olson, Clerk

Submitted by: _____

Melanie Rich