



**TOWN OF WEST BOYLSTON PLANNING BOARD** [planningboard@westboylston-ma.gov](mailto:planningboard@westboylston-ma.gov)  
140 Worcester Street \*\* West Boylston MA 01583 \*\* Telephone 774.261.4073 \*\* Fax 508.835.3807

## **MEETING MINUTES**

### **August 13, 2014**

Chairman: Marc Frieden

Members Present: Christopher Olson, Cheryl Carlson

Members Absent: Vincent Vignaly, Mark Brodeur

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 140 Worcester Street.**

The meeting was called to order at 7:00 p.m.

**Status of Village Zoning Bylaw Grant with CMRPC** – Mr. Olson spoke with Chris Ryan. Mr. Ryan informed him of the mechanisms for financing and said that work on the Village Zoning Bylaw for the Master Plan would require eight hours. Approximately fifty hours would be needed to work on the entire Master Plan. Mr. Olson said the board could work on a portion to keep costs under control. Currently there is \$2,000 left in the state's Fiscal Year budget. Mr. Olson will follow-up and also speak with Mr. Vignaly.

**405 Prospect Street (Chapter 61A Update)** – The Board of Selectmen voted to let the applicant proceed rather than the town purchase the property. The Affordable Housing Trust discussed writing a letter to the Board of Selectmen asking for the explanation of their vote when four boards (Affordable Housing Trust, Open Space Committee, Board of Health and Planning Board) all suggested purchasing the land.

**Crescent Builders ANR Lot (223 Prescott Street)** – Mr. Ali submitted the corrected plan. His engineer previously used a 30' radius instead of the 25' radius required in West Boylston. Ms. Carlson made a motion to approve the ANR Plan of Land located at 223 Prescott Street, owned by Riedl Place, LLC, prepared by Land Planning, Inc. dated July 10, 2014; Mr. Olson seconded the motion; all voted in favor; motion approved and the board signed six copies and the mylar.

**Crescent Builders Preliminary Plan (Nuha Circle, Prescott Street)** – This is a proposed eight house lot subdivision. Mr. Ali stated that it meets all the zoning requirements. There will be a detention pond behind the lots and an easement for the drainage. Testing was completed. The single-family lots will be a simple design. Mr. Ali also asked the board if they would consider using a local engineer for plan review rather than VHB due to the cost and their location. He suggested using Graves Engineering or Kevin Quinn. Mr. Frieden said the board will take it under advisement. Because the plans were received yesterday, and the application incomplete,

more time is needed for review and will be placed on the September 10<sup>th</sup> Agenda. Mr. Ali will forward an electronic copy of the plan.

**Lisa Meola Harris/Nathan Harris (Informational Meeting for proposed Auto/Motorcycle Repair Facility at the Wonder Bread Facility)** – The property is located at 215 West Boylston Street. They are seeking input from the board as to how to proceed. They brought an architectural sketch and explained their intent to fill in the ramp and make it the tenant/side entrance and split the property into two sections. Mr. Frieden said an auto repair facility would require ZBA approval. A Special Permit is required depending on the change of use of the property. Ms. Harris said previously it was zoned industrial and was used for fleet maintenance and repair of Wonder vehicles only. There is a proposed oil separator. Mr. Frieden said he would defer to the Board of Health for their concerns about what is in the ground. More research is needed. Ms. Harris will email a plan to be distributed to the members.

**Daniel Mercurio (Informational Meeting for Raymond Huntington Highway for proposed Building Lot)** – Mr. Mercurio stated that the property is in Chapter land and that he would like to remove some of it from Chapter land to make four house lots and put in a private road. The land was perked in the early 1990s. There are no sewers or wetlands on the property. Mr. Mercurio said the frontage would come off of the newly created road. Mr. Frieden said he was not sure if there can be approved frontage on a private road and will check the rules for private roads. If it is a private road that is used all the time, it will have to be maintained for fire vehicle use. Mr. Mercurio said he intends to keep the land in the family and they do not want to sacrifice acreage by putting in a public road or cluster zoning. Mr. Frieden suggested the possibility of a common driveway. Ms. Carlson is concerned with the opening of the private road visibility since the speed on that road is very fast. More research is needed.

**CMRPC FY15 Delegates & Alternates** – At the June 25<sup>th</sup> meeting, Christopher Olson was assigned the Planning Board Delegate to the CMRPC. The paperwork was filled out and a copy will be sent to the Board of Selectmen for their appointment of an alternate.

**FY15 Authorized Signatures for Payroll/Vouchers/Invoices** – Mr. Olson made a motion to authorize any one member of the Planning Board to sign the time sheet for the Planning Board Assistant and to require at least three members (a majority) of the board to sign invoices; Ms. Carlson seconded the motion; all voted in favor; motion approved.

**RFP Discussion for Engineering Services** – Tabled to the next meeting so all members can be present for the discussion.

**Reports from Other Boards** – Mr. Olson said he and Mr. Vignaly attended the CMRPC meeting where regional priority projects were discussed and the West Boylston Business Center off East Mountain Street is on the list.

Ms. Carlson said the Earth Removal Board met and approved a permit for David Mercurio on Raymond Huntington Highway.

Mr. Frieden said the Affordable Housing Trust met and was upset that the Board of Selectmen chose not to purchase the Prospect Street property. They are still pursuing land behind Orchard

**Planning Board Meeting Minutes – August 13, 2014**

Knoll for senior housing. The town would have to acquire ownership since all Housing Authorities are owned by the state. Dave Femia (ZBA) was concerned that if it is regionalized that West Boylston would no longer be prioritized.

**Other Topics Not Reasonably Anticipated by the Chair 48 Hours before the Meeting** – A courtesy copy of the Conservation Commission Site Visit to Afra Terrace was received. No Planning Board action is required.

**Lori & Daniel Carvalho (17 Franklin Street)** attended to say they appreciate the responses from the board and to talk about the fence. There is now a wooden shed on the property to store the overflow of returnables which they said was not on the plan and would like to ask that the fence be extended. Mr. Frieden said the applicant would have to come before the board if they plan to make a change. The Building Inspector will be asked to visit the site to see if it is different from the plan. The Caravals also asked if there was going to be any major changes to their frontage on Franklin Street and what notification they would receive if there was. Mr. Frieden said that would have been discussed at the hearing and not sure what notification the DPW would give. Mr. Carvalho said he spoke with the DPW who indicated minor changes (edge repairs) would be made because of the breakdown of the road. He was concerned with drainage issues if the road was raised. Mr. Frieden said the board if not aware of any changes. Mike Kane (The Banner) said in order to change Franklin Street, the crossroads would have to change and the state is not interested in doing that.

**Approve Payment of Invoices/Review Draft Meeting Minutes of July 9, 2014** – Ms. Carlson made a motion to approve the July 9, 2014 Meeting Minutes; Mr. Olson seconded the motion; all voted in favor; motion approved.

Mike Kane, reporter for The Banner, talked to the board about agenda items and the legality of items being discussed that are not specifically on the agenda. If someone is not on the Agenda, they can be heard, but no action can be taken until the next meeting when they are placed on the Agenda so everyone can be represented; that is the way the Open Meeting Law is written

A motion was made by Mr. Olson to adjourn. Ms. Carlson seconded the motion to adjourn; all voted in favor; motion approved. The meeting adjourned at 9:15 p.m.

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

By: \_\_\_\_\_  
Christopher E. Olson, Clerk

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