



TOWN OF WEST BOYLSTON PLANNING BOARD planningboard@westboylston-ma.gov
140 Worcester Street ** West Boylston MA 01583 ** Telephone 774.261.4073 ** Fax 508.835.3807

MEETING MINUTES

November 12, 2014

Chairman: Marc Frieden

Members Present: Christopher Olson, Cheryl Carlson, Vincent Vignaly, Mark Brodeur

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 140 Worcester Street.

The regular meeting was called to order at 8:15 p.m.

Status of Village Zoning Bylaw Grant with CMRPC – Ms. Carlson made a motion to table this item to the December 10th meeting; Mr. Frieden seconded the motion; all voted in favor; motion approved.

21 Franklin Street Amended Site Plan Review – The \$300 filing fee was received from the applicant. Present were John Grenier (applicant's Engineer), Charles Faucher, Attorney Sushchuk and Wayne Amico (VHB). Mr. Grenier said there was miscommunication and Mr. Faucher was unaware that he had to come before the Planning Board for sign approval. He noted other minor changes to the plan: a small shed to be used for recycling was put on the site but did not require a building permit because it is small and met the zoning setbacks, a small section of fence for screening to accommodate the neighbors was added, and pavement marking modifications to the handicap space. The original plan called for the handicap space to be 11' wide striping; it is now 8' wide. Mr. Amico suggested it be 9' wide per local regulations, but Mr. Brodeur said 8' is ADA compliant.

A flag pole was installed in place of trees that were indicated on the plan. It was agreed that it does provide better sight distance to Route 12, but the trees need to be relocated to comply with the zoning bylaw. Mr. Faucher asked what trees need to be planted and was told they need to be "shade trees that are minimum 2" in diameter". Mr. Amico said to ensure they do not impede sight distance. The color of the striping between the entry and exit at Route 12 was changed from yellow to white for "aesthetics". Because yellow indicates two-way traffic, this is a safety issue and they will have to be changed to yellow as proposed on the original plan. The Building Inspector granted the applicant a 90-day extension. Mr. Grenier said the hoods for the catch basins have been installed. He agreed that the swales are grassy/weedy and need to be mowed, but said the site is stable and complete. The silt fence can be removed when the site is determined to be stable by VHB. Mr. Frieden asked about the basin overflow and curb. Mr. Amico said it seems to be functioning well. Anthony Sylvia (DPW) said with respect to the

erosion control basin project that was put in place, he appreciated the chance to comment and also commended the contractor on their response time to fix the Franklin Street erosion at the project. He also appreciated the collaboration with the town for road improvements with the berm and pond. Mr. Vignaly made a motion to amend the site plan with conditions as discussed in the meeting; Ms. Carlson seconded; the motion; all voted in favor; motion approved.

Mr. Amico asked the board if there were any other projects that needed assistance. Mr. Vignaly said there was an inquiry from Edward Kazanovicz concerning possible road issues and whether or not the town is still holding a bond for the Olde Century Farm Road project. Generally bonds are held for only one year after the road work is completed and the road is accepted by the town. Mr. Amico will research his files to see if he has any information.

Site Plan Review Application (137 Shrewsbury Street) – Mr. Tomaiolo informed the clerk that he was not ready to submit the plan tonight pending a response from DCR.

Master Plan Revisions: Review of Chapter 3, Land Use and Zoning – Mr. Olson attended a presentation in October and there were significant comments made to CMRPC who is preparing the section update. He said the Town Wide Planning Committee still plans to make more modifications.

Review Town Counsel Opinion regarding Non-Compliance Uses and Structures – Mr. Olson said the response from Town Counsel helped him better understand the process. It was determined that a sign is considered a structure. Town Counsel's opinion, pursuant to Section 1.4B of the Zoning Bylaws, says that with the exception of certain changes to single or two-family residential structures, a Special Permit is required from the ZBA under 1.4B no matter what other permitting is required by the town. An applicant would need to go to the ZBA as well as the Building Inspector, Conservation Commission or other pertinent town boards for a sign permit.

Performance Bond for Olde Century Farm Development – Discussed earlier.

Review ZBA Notice (Special Permit for 215 West Boylston Street) – The need for a Site Plan Review application was discussed and a more descriptive plan would need to be reviewed to make a determination. Mr. Brodeur said as long as there are no more than four bays (which would require 12 parking spaces), no action is needed by the Planning Board since it does not meet the threshold for a Site Plan Review. Mr. Olson will email the ZBA Chair the board's response.

Correspondence Received:

1. *Memo:* Town Administrator is asking for nominations for the Town Administrator's Commitment to Excellence Award. Forms need to be submitted by December 19th for consideration.

Planning Board Meeting Minutes –November 12, 2014

2. *Emails:*

Northern New England Intercity Rail Initiative will hold a meeting on November 19th at Union Station.

Mobility 2040 (the board was asked to complete a survey for the long range transportation plan).

CMRPC (attend workshop on November 20th and complete a survey by November 28th).

Mass Housing Partnership (attend a workshop on December 18th at Holy Cross).

VHB (attend a presentation on November 19th).

Reports from Other Boards – The Town Wide Planning Committee was discussed earlier.

Citizens' Comments – None tonight.

Approve Payment of Invoices/Review Draft Meeting Minutes of October 22, 2014 – There were no vouchers for approval. Mr. Brodeur made a motion to approve the October 22, 2014 Meeting Minutes; Ms. Carlson seconded the motion; all voted in favor; motion approved.

A motion was made by Mr. Brodeur to adjourn. Mr. Olson seconded the motion to adjourn; all voted in favor; motion approved. The meeting adjourned at 9:45 p.m.

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich