



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

December 10, 2014

Chairman: Marc Frieden

Members Present: Christopher Olson, Cheryl Carlson, Vincent Vignaly
Mark Brodeur (left at 8:15 p.m.)

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 7:20 p.m.

Status of Village Zoning Bylaw Grant with CMRPC – Mr. Olson gave Chris Ryan the authority to help out with the recent Village Zoning bylaws in other towns. Due to the request from the Town Administrator, Mr. Olson will ask Mr. Ryan to inquire if other towns would be interested in setting up regional efforts.

21 Franklin Street Amended Site Plan Review – The applicant has yet to submit as-built plans, certification and has not contacted VHB for a final site walk.

Site Plan Review Application (137 Shrewsbury Street) – Mr. Tomaiolo and Robert O'Neil (O'Neil Land Surveyor) were present. The application was reviewed and the board scheduled a hearing date for January 14, 2015 at 7:30 p.m.

ANR Plan (137 Shrewsbury Street) – After brief discussion, Ms. Carlson made a motion to accept the ANR Plan of Land for three lots located at 137 Shrewsbury Street in West Boylston, owned by CLT Park, LLC, prepared by Robert D. O'Neil Jr., dated November 24, 2014; Mr. Olson seconded the motion; Ms. Carlson, Mr. Frieden and Mr. Olson voted in favor; motion approved; the board signed the mylar and six copies. Mr. Vignaly recused himself from the matter.

ANR Plan (53 Lee Street) – Mr. Vignaly made a motion to accept the Plan of Land located at 53 Lee Street in West Boylston, owned by Angelo & Ann K. Vangos, prepared by B&R Survey, Inc. dated October 23, 2014; Ms. Carlson seconded the motion; all voted in favor; motion approved; the board signed the mylar and six copies.

WPI Students (Brianna Weisgerber, Melissa Landi and Christopher Long) – Residential Cluster Development Site Design Project Update – The students came before the board in May to discuss the design of the Mixter parcel. They subdivided the parcel and created two Residential Cluster Development (RCD) subdivisions: one is a duplex design and the other a single family RCD in order to see the advantages and disadvantages to a developer. They were able to achieve ten lots and maintain a soccer field under the standard subdivision design. The RCD designs allowed the addition of one more soccer field in the same amount of land. The additional space between the houses and the parking could be used for a playground area. There is also a walking path off Horseshoe Drive that could be extended to the fields for access to the homes. The distance between houses is 40,000 square feet; 5,000 square feet; with one small lot being 5,400 square feet. The advantage to the developer would be less material costs for a smaller area.

There are no regulations for a duplex with RCD, but there is a bylaw which could be bypassed because it is town-owned. It could be beneficial catering to age 50 and older residents.

The road profile information was discussed as if they were submitting a preliminary subdivision plan. Mr. Amico suggested 40' to level out with a slope the same as the existing abutting streets. Buffer information: 30' of vegetated buffer outside; 458,000 square feet of open space remaining; road length 1,100 feet; RCD 438'.

The students drafted a handbook to use that explains what the benefits would be for the developer and town along with the process and standards and how it compares to a traditional RCD. When it is completed they will forward it to the board. They will also forward their conclusions and recommendations.

The possibility of working with CMRPC to obtain a grant from the DLTA for this type of project for the Housing Trust at 87 Maple Street was discussed. The Affordable Housing Trust could apply for the grant, the Planning Board supports it, and the grant could be used to hire an engineer to complete the design.

Rain gardens are planned around the 30' buffer of the property, in the middle of the cul-de-sac and possibly in the yards, but further research is needed. Septic systems will help with LID. It was suggested they speak with Mike Coveney (Water District) to loop the water through Horseshoe Drive and through the site as part of the development which could be a benefit to the abutting homes.

The board commended them for a job well done.

Review ZBA Notice (Special Permit for 71 Lee Street to Sell Shrimp Retail) – The applicant appears to have misinterpreted the Zoning Bylaw because a variance is required to allow a retail use within the Single Residence Zoning District. Retail is not allowed in the SRD; therefore they cannot be given a Special Permit; it would require a variance. A letter will be sent to the ZBA Chair as well as the Building Inspector.

District Local Technical Assistance (DLTA) to CMRPC Municipalities – A grant could be applied for to hire an engineer to design what the Affordable Housing Trust would like to do with Mixer building. Mr. Frieden said the AHT is only working on Orchard Knoll property. He said the strategy was to develop the concept and for the developer to do the work. Mr. Vignaly said the AHT could figure out what they want and provide an approved plan and have a developer buy into it at a higher rate as opposed to have the developer pay for the design plans. He suggested asking CMRPC to have them hire an engineer to develop the lot (which would be working with the Zoning Board, Planning Board and Affordable Housing Trust). Mr. Olson will contact Eric Smith to inquire about a grant under the DLTA and have CMRPC assist.

2015 Meeting Date Schedule – Agreed and approved by the board.

FY16 Budget – Will be completed and sent to the Town Administrator.

Performance Evaluation – Mr. Frieden completed the performance evaluation for the clerk and it will be forwarded to the Town Administrator.

Reports from Other Boards – Ms. Carlson attended a Community Preservation Committee meeting. The focus was to create a checklist with criteria for project eligibility to determine what projects would best benefit the town. They also discussed returning to their regularly scheduled meeting night (4th Monday of the month).

Mr. Vignaly said the Open Space Implementation Committee met and discussed the property at 263 Maple Street which is approximately 25 acres. The owner lives in New Brunswick and is interested in selling. The Greater Worcester Land Trust is working with the OSIC and DCR. If DCR purchases the northern part of the land, the homeowner will donate the southern part to the Conservation Commission. Mr. Vignaly said they are also preparing the paperwork to apply for \$15,000 from the CPC to update the Open Space and Recreation plan based on the quote received from CMRPC.

Mr. Vignaly said there was a meeting with the Parks Facilities Committee to talk about the status of the Goodale Park Master Plan. It is not done yet. The meeting that the Planning Board was invited to was to get ideas, input and feedback as to what people involved in local sports would like to see done.

Mr. Frieden said the Affordable Housing Trust is moving forward with the Orchard Knoll development and attempting to acquire town control rather than state control so affordable housing can be built. It will eventually be surveyed.

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. The board will nominate Bonnie Yasick (Treasurer/Collector).

Citizens' Comments – None tonight.

Planning Board Meeting Minutes – December 10, 2014

Approve Payment of Invoices/Review Draft Meeting Minutes of November 12, 2014 –

Vouchers were approved. Ms. Carlson made a motion to approve the November 12, 2014 Nuha Circle Public Hearing Minutes; Mr. Olson seconded the motion; all voted in favor; motion approved. Ms. Carlson made a motion to approve the November 12, 2014 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 9:50 p.m.

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich