



TOWN OF WEST BOYLSTON PLANNING BOARD [planningboard@westboylston-ma.gov](mailto:planningboard@westboylston-ma.gov)  
140 Worcester Street \* West Boylston MA 01583 \* Phone 774-261-4073

JOINT MEETING MINUTES  
SELECTBOARD AND PLANNING BOARD  
July 22, 2015

Members Present: Marc Frieden, Chair; Cheryl Carlson, Christopher Olson, Barur Rajeshkumar, Vincent Vignaly

Members Absent: None

Others Present: See Selectboard Meeting Minutes

All documents referenced in these Minutes are stored and available for public inspection in the Planning Board Office located at 140 Worcester Street.

The Chair opened the Meeting at 7:10 p.m.

Planning Board members reviewed the items that have been brought before their meetings that are beyond their jurisdiction and requested that the Selectboard review them.

**1. Installation of signs along Shrine Ave., Carol Drive & Helen Drive** as predicated by the recently-approved parking lot access off Shrine Avenue for Checkerboard. The neighbors opposed the access, because they didn't want any additional traffic going into their neighborhood and were concerned that it would generate more traffic. It is apparently an on-going problem with Central Mass Drivers Training School using the street to teach their students. Signage will be installed on the property, but signs on the town rights of way require Selectboard approval. Mr. Frieden stated that the neighbors at the public hearing wanted a more complete solution such as a 'local traffic only' sign on the street. The applicant has offered to pay for the signs. No parking signs will also be installed on Carol, Helen and Shrine Ave.

Mr. McCormick voiced his concern with posting local traffic only signs as that would send traffic to another neighborhood. He doesn't think it is fair and to him, it is part of the world that people have driving classes. Mr. Vignaly advised that the neighbors do not want delivery trucks going through the neighborhoods. Mr. Frieden added that they are trying to accommodate the citizens who came forward. Mr. McCormick doesn't have a problem with commercial traffic.

Ms. Bohannon questioned what kind of commercial traffic we are talking about. Mr. Frieden thinks it is the clients of the proposed driving school and gym. Neighbors want them to have to use West Boylston Street when they leave the lot.

Ms. Bohannon wants to make it so that the business community still wants to do business in the community. Mr. Rucho noted that from Route 12 to the driveway into the new gym and driving school there will be a sign that says local traffic only and there will be another sign at Helen Drive. The new area has 19 parking spaces with 170 spaces in the front lot for overflow. He suggested talking with the Police Chief and maybe posts local through traffic only. He doesn't know if no commercial traffic means UPS cannot deliver. It was agreed to follow up with the Police Chief. Mr. Purcell noted that posting of signs is regulated by the Manual of Uniform Traffic Control Devices and if you are trying to limit commercial traffic it is determined by weight of the motor vehicle for commercial restrictions. He

thinks this would need to go through the Chief of Police. Mr. Frieden advised that the Planning Board, in their permit, said that it would come before the Board of Selectmen and they would like proof that it came before the Board of Selectmen. They will go to the Police Chief first and come forward with a proposal. Mr. McCormick wants to resolve this so it does not become a future issue. Mr. Frieden mentioned that one of the comments was that if there is a sign and people do not obey it, then it could be enforced. Mr. Rucho noted that in the future someone could move into one of the neighborhood houses and they may not want the no parking sign or other signs being proposed in their front yard.

## **2. Amending the Sign Bylaw at fall town meeting**

Mr. Frieden explained that the Planning Board would like to amend the sign bylaw to adjust the timing on the electronic sign. Currently the bylaw has a minimum of 60 seconds, and the Town is using 30 seconds, so the Planning Board is proposing to reduce the minimum to 10 seconds. They checked other Town signs in area communities and feel that it is a reasonable period. Mr. Olson noted that this regulation is not specific to the Town sign on The Common but would apply to all electronic signs in town. Mr. Rucho asked how we would enforce this. It is a zoning bylaw and the building inspector would enforce it. Mr. Rajeshkumar thinks that if it changes too quickly it could be a distraction to drivers. Ms. Bohnson asked if other towns have so much detail in their sign bylaw. Ms. Carlson said that each town is different and that other town's signs change from 5-7 seconds. The Selectmen questioned why we need to have it included in the sign bylaw. Mr. Vignaly explained that when we drafted the sign bylaw, which was mostly done by former Planning Board member Karen Paré, we tried to model ours from the most current ones with electronic signs. There is research that says that signs can be a distraction factor. When we were at town meeting the last time the people didn't want graphics, just words. The Planning Board created a whole new modern sign bylaw and has since found that they would like to make a change to the electronic sign section time minimum from 60 to 10 seconds. If there are other issues that have been found with the bylaws, the Planning Board would like to consider all needed changes. Within the bylaw it speaks to light intensity as well. Mr. Frieden added that there is also the issue if everybody had the signs it would be flashing signs close together like Vegas. Mr. Vignaly stated that the Planning Board is trying to put something in to protect the character of the town. Mr. Purcell advised that this requires a 2/3rds vote of town meeting and if you start with 10 seconds you can always go lower, not higher. Mr. Vignaly received input from the Building Inspector and he is fine with ten seconds. The Planning Board will wait for comments from the Selectboard before considering a public hearing.

## **3. Discuss Payments In Lieu of Taxes (PILOT) with College of the Holy Cross**

Mr. Vignaly reported that a year ago the College presented the Site Plan Review for 1000 Goodale Street Meditation Center. Everything is moving ahead well, and at that time Holy Cross representatives were asked about taking a taxable property off the tax rolls as a non-profit. They said they would be willing to talk with the Town about some possible mechanisms to assist the community. The Planning Board is asking that the Selectboard coordinate the process to be town-wide and include representatives from many boards/committees for ideas. The Planning Board suggested a scholarship for a West Boylston student, use of the facility for school or town retreats, and/or coordinate student projects that would benefit the town. Maybe there is some way to build a resource with the college. They are under construction now and the lines of communication are established with the Planning Board. Mr. Purcell will coordinate a meeting.

**4. Discuss request for noise regulation of the use of engine compression brakes.**

A concern from residents inquiring about posting prohibitions on night-time jake brake use on Maple Street, Route 12, Route 110, and Prospect Streets. Mr. Vignaly explained that the truck drivers do not have to use them, but it does save wear and tear on their regular breaks. They would like to prohibit the use of jake brakes between 9 p.m. and 5:00 a.m. and some information found indicates that the existing noise bylaw of the state allows you to post a sign and it could be enforced by the Chief of Police. The Planning Board understands it is not their jurisdiction, but wanted to present it to the Selectboard for their action. Mr. Hadley noted that the problem is the vehicles do not know the direction to the industrial area. Mr. McCormick explained that they are used at the bottoms of streets with a hill. Mr. Vignaly saw comments from residents on Maple, Yorktown, Lancaster and Laurel Streets. Mr. McCormick would not have a problem with an evening posting. Ms. Bohnson asked how often complaints come in. Mr. Vignaly has about a half dozen complaints. Mr. Rajeshkumar stated that some of the residents complained to him and didn't know if something could be done about it. The Selectboard will ask the Police Chief to look into it.

**5. Discuss coordination of large-size plan data base**

Mr. Frieden explained that the Affordable Housing Trust discussed getting their plans organized and the Planning Board thought it would be a good idea to pull it all together into a database. Mr. Hadley advised that the Affordable Housing Trust is in discussions with somebody now. They would like to have that happen and he suggested perhaps this is a project Holy Cross could help with. Mr. Hadley offered to have the Affordable Housing Trust get back to the Planning Board. Mr. Vignaly has a call into some of the communities who have done this through the Bay State Roads Program. Mr. Rucho thinks it is a good idea although is concerned that it will be costly. Mr. Vignaly would like to do some research on the cost. The Planning Board now requests documents in electronic format and there is money in the CPA, which could be used for at least some of this type of project.

Ms. Carlson made a motion to close the meeting at 7:40; Mr. Olson seconded; all voted in favor; motion approved.

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

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

Submitted by: \_\_\_\_\_  
Vincent Vignaly