



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

February 25, 2015

Chairman: Marc Frieden

Members Present: Cheryl Carlson, Vincent Vignaly, Christopher Olson (7:30 p.m. arrival)

Members Absent: 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.

Public Hearing **continued** (CLT Park, LLC) – The Chair opened the public hearing. A continuance was requested from the applicant by email. Ms. Carlson made a motion to continue the public hearing to March 25th at 7:00 p.m.; Mr. Olson seconded the motion; Ms. Carlson, Mr. Olson and Mr. Frieden all voted in favor; motion approved. Mr. Vignaly was recused.

Discussion of Written Decision for Crescent Builders, Inc., 223 Prescott Street) – The Certificate of Approval for the Nuha Circle project was signed by Mr. Frieden, Mr. Olson and Ms. Carlson. Mr. Vignaly was recused. The original will be given to the Town Clerk for a 20-day appeal period and a copy sent to Mr. Ali.

Old Business/Outstanding Issues/Follow-Ups:

CMRPC FY15 Assessment Invoice – A letter was received from CMRPC regarding the calculation used for the assessment to the town. Mr. Olson said the amount did not change because CMRPC was not excluding the inmate population. The invoice will be submitted for payment.

With regard to the Village Zoning Bylaw, Mr. Olson said CMRPC will be holding a meeting Monday, March 30th, to get input from other towns who may be interested in moving forward with enacting a Village Zoning Bylaw. He has also invited Chris Ryan and Eric Smith to attend a Planning Board meeting.

Eric Pearson (Pinecroft Dairy – Farmer's Market) – Mr. Vignaly was contacted by Chris Lund (Building Inspector). He told him that the Planning Board had discussed the matter and agreed that the Building Inspector should continue with enforcement of the business center issues, but consider the Farmer's Market as a separate issue and allow it to go forward. Mr. Lund agreed that there is an existing parking lot and the other businesses in the business center will be closed during the Farmer's Market hours of operation; therefore he will allow it to proceed. He

appreciated the board's input and would like the board's standpoint in writing. Mr. Frieden will send an email to Mr. Lund.

Olde Century Farm Development Detention Pond Maintenance – Mr. Frieden has not yet sent an email to the Town Administrator letting him know that there is a problem with instituting the Homeowners Association and asking for Town Counsel's advice and direction on how to proceed to get it established and to get the work completed. Mr. Frieden will send an email today.

New Business/Review of Correspondence/Emails Received:

- 1) ANR Plan (Patricia & Joseph Oyer – 8 Garside Drive) – Mr. Oyer intends to combine three lots into two lots by dividing the middle lot which will result in an increase in size and frontage for the remaining two lots. It was determined to have adequate access and frontage. Having no issues, Ms. Carlson made a motion to accept and sign the ANR Plan of Land located at 8 Garside Drive in West Boylston owned by Patricia D. and Joseph Oyer, prepared by David E. Ross Associates dated February 2015; Mr. Olson seconded the motion; Ms. Carlson, Mr. Olson and Mr. Frieden all voted in favor; motion approved; the board signed the mylar and 6 copies of the plan. Mr. Vignaly was recused.
- 2) An email was received from CMMPO regarding the Annual Development of the 2016 to 2019 TIP Project Listing. Mr. Olson will follow-up to determine the process, but we believe West Boylston has not proposed any projects for state funding in years.
- 3) A notice was received from the Town Administrator notifying all that the two large meeting rooms are now available for airing on the town's public access channels, but since that mailing there was a sprinkler line break and one room is no longer accessible.

Reports from Other Boards:

Mr. Vignaly said the Open Space Implementation Committee met at the same time as the Community Preservation Committee meeting. Brenda Bowman (OSIC's CPC representative) asked CPC of the status of the request for funding for CMRPC to complete the Open Space and Recreation update but was told CPC did not have the request. Mr. Vignaly gathered the information for the request for funding to come from CPC for CMRPC to fund the \$15,000 to update the Open Space and Recreation plan and provided it at the CPC meeting. A public hearing for CPC is scheduled for March 10th. The request for funding is also scheduled on that date.

Mr. Vignaly noted that he believes that Goodale Park Master Planning work will be completed for the Spring Town Meeting. The OSIC was invited to attend the Parks and Facilities Committee (PFC) meeting on March 16th to get their support on the preferred alternative selected by the PFC and for coordination of the Open Space and Recreation plan update as well as PFC endorsement for the request for CPC to allocate funds for CMRPC to complete the work.

Mr. Vignaly asked whether the email/letter to the Parks Facilities Committee discussed at our last meeting had been sent. The concern is to better coordinate and provide adequate time for

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future development proposals to comply with Zoning Bylaws, specifically the Site Plan Review, setback, parking and lighting sections. Mr. Frieden said he would send it soon.

In addition to the Town Wide Master Plan, there is an Open Space and Recreation plan. Without the Open Space and Recreation plan update, the state will not fund Division of Conservation Services grants for any open space acquisitions or recreation improvements, Goodale Park, etc.

There was brief discussion as to whether the Conservation Commission is continuing to work on a local wetland bylaw to go before the Spring Town Meeting. Mr. Vignaly will follow up.

Ms. Carlson said the Community Preservation Committee met and the members were asked to use the new review manual to score the criteria categories for application submittals.

Citizens' Comments – Mr. Femia said the ZBA met and granted a Special Permit to Stanley Szczurko (24 Woodland Heights). Mr. Szczurko will no longer be adding an in-law apartment above a garage. Mr. Femia also said that Francis Cahill, ZBA member, resigned.

Invoices were approved for payment. Ms. Carlson made a motion to approve the draft Meeting Minutes of February 11, 2015; 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; all voted in favor; motion approved. The meeting adjourned at 8:32 p.m.

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich