



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

March 11, 2015

Chairman: Marc Frieden

Members Present: Christopher Olson, Vincent Vignaly, Cheryl Carlson (7:30 p.m. arrival),
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 meeting was called to order at 7:00 p.m.

Old Business/Outstanding Issues/Follow-Ups:

Clarify CMRPC Letter regarding the FY15 Assessment Invoice – After further review of the CMRPC letter, it was determined that the town's assessment should exclude the inmate population. The Town Administrator has emailed CMRPC and is awaiting a reply to revise the amount the town must pay.

Pinecroft Dairy – Farmer's Market – Mr. Brodeur was updated on the matter and will follow-up with an email to the Building Inspector.

Olde Century Farm Development Homeowners Association Setup – Mr. Olson will follow-up with an email to the Town Administrator for guidance.

Local Wetland Bylaw Proposal – Mr. Vignaly received the current draft of the Conservation Commission's Wetland Bylaw from Charlene Hopkins. Ms. Hopkins said she has no record of receiving any comments from the Planning Board last summer. Ms. Carlson remembers sending an email last year. She will find it and forward copies to the members. It will be placed on the next agenda for further discussion and review.

Parks Facilities Committee (PFC) Follow-Up regarding Goodale Park Master Plan – Mr. Vignaly was notified through the Open Space Implementation Committee (OSIC) that a roundtable discussion had been scheduled to review the roles and process. He suggested to the Town Administrator that the Planning Board chair/members attend to discuss zoning issues and Site Plan Review requirements as the process moves forward. The OSIC hopes to hire CMRPC to update the Open Space and Recreation Plan if the request for funding at Town Meeting is approved. Part of that will be to coordinate, review and evaluate the information available to determine the needs in town and how much demand/use there is for certain activities. The OSIC sent a request to PFC asking them to provide information for CMRPC so the town does not pay for work that has already been done. The response from PFC was that decisions were already made on what they want to present at town meeting for approval of the Master Plan, but that needs evaluation, soil borings, and public comment opportunity which were noted as not being completed. Mr. Vignaly will email the Town Administrator suggesting that PB be invited.

New Business/Review of Correspondence/Emails Received:

An email was received from the Municipal Light Plant stating that they met with the owner of the proposed property on 137 Shrewsbury Street and the WBMLP will relocate (1) utility pole (pole 30) approximately 10-15 feet to the right of the proposed driveway opening. The new utility pole shall be approximately 2' away from the driveway curbing. The hearing is scheduled for March 25th, but Mr. Olson said he has a conflict, so there will not be a quorum. The board will request of the applicant that it be continued to April 8th at 7:00 p.m. Melanie will send an email to all parties.

An email was received from CPTC regarding the Annual Conference to be held March 21st. Members will attend if available.

Reports from Other Boards:

Mr. Olson said the Town Wide Planning Committee (TWPC) met on March 3rd. The Town Administrator put the Population and Housing Chapter on line for public comment. The TWPC reviewed and approved that chapter and it will be updated and sent to the Planning Board for review soon. Mr. Gaumond plans to do the same with the Land Use Chapter. There was no presentation by CMRPC, but there were changes based on the Housing Production Plan. Mr. Vignaly asked that we receive a summary of the changes in order to compare the revisions. Mr. Olson will follow-up with Mr. Gaumond.

Discussion of the Open Space and Recreation Chapter that was previously approved by the TWPC noted that Mr. Gaumond's thought to proceed with this chapter was that if the Planning Board was pleased with the current version of the Open Space and Recreation Chapter, accept it and put it into the Master Plan this year and amend the Master Plan next year once the Open Space and Recreation Plan is complete. Mr. Vignaly noted that the section does not contain issues related to parks. He feels it is not worth the effort at this time to review something that is not complete and will be outdated when the Goodale Park Planning contract is completed. The OSIC sent the draft to the Parks Commission almost a year ago, but Mr. Vignaly has not received any response or seen that they made any changes. Mr. Olson will report the board's thoughts at the next TWPC meeting.

Mr. Olson received an email from Eric Smith in response to his question of whether or not the town submitted a TIP project request last year. Mr. Smith said the town has a project request for FY19 involving the Route 12/140 area for rehab and stormwater improvements. The Planning Board had not been made aware of this. Mr. Olson is following up with Anthony Sylvia and will invite him to the next meeting to discuss the scope of the project, his recommendations, and descriptions of the status and TIP project process, and to ensure that the project includes payment improvements for better safety for bicycles and pedestrians, and possibly parking improvements along Route 140 near the reservoir. These comments were included in the Central 13 final recommendations with CMRPC from 2013.

Ms. Carlson said the Community Preservation Committee met and they will try to keep with the schedule posted on the website. A public hearing was held for an informational meeting on March 10th to discuss projects that have been funded and to solicit applications for future projects. They are also focusing on implementing the new review manual to score the criteria categories when applications are received.

Mr. Vignaly said the OSIC request for funding \$15,000 from CPC for CMRPC to update the Open Space and Recreation plan was rejected because it did not fall under the criteria of the CPC. It will now be an article on the warrant for the Town Meeting.

Mr. Frieden said the Affordable Housing Trust (AHT) met. They are progressing with the Orchard Knoll property acquisition from the State. They have two of the three required signatures needed before submitting the information to the DHCD.

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Oakdale Project – Mr. Frieden said that at the AHT meeting, he was unsure of the conclusion, but the Board of Selectmen and the Affordable Housing Trust are trying to do what they can so the town is not burdened with this project if it is not in the best interest of the town. Mr. Brodeur said it was adjudicated at the State Housing Court and the town lost, but Mr. Frieden feels the discussion noted an opportunity for the town not to have to expend thousands of dollars to provide services based on a piece of the Comprehensive Permit application. Mr. Femia said the 2008 Amended Comprehensive Permit says that there is no requirement in this or in any subsequent amendment requiring the town to pay the costs for “connecting this project to the sewer system”. Mr. Brodeur agreed and said it is the applicant’s responsibility to do that, but the sewer system will not work once connected. Mr. Brodeur said there are other ways to make the sewer work that should be explored. Mr. Ali does not want to pay for other options. Mr. Frieden said Mr. Ali’s lender will approve the funding because it is an approved project and there is no reason for them to communicate with the town. Mr. Brodeur said there ZBA projects in town that never had engineering review done because the previous ZBA board did not request it. Mr. Ali wants to give to the town the three acres of land required as “dedicated open space”, but it would have to be accepted at town meeting and mostly likely will not. The town does not want it; it is part of Mr. Ali’s project.

Mr. Brodeur was asked if he still intends to resign his position on the board. He said he does, and was advised to submit a letter to the Town Clerk ASAP so the position can be included in the June election.

Citizens’ Comments – None tonight.

Invoices were approved for payment. Ms. Carlson made a motion to approve the draft Meeting Minutes of February 25, 2015 with changes noted; Mr. Olson seconded the motion; all voted in favor; motion approved. Mr. Brodeur abstained.

A motion was made by Ms. Carlson to adjourn. Mr. Brodeur seconded the motion; all voted in favor; motion approved. The meeting adjourned at 8:15 p.m.

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich