



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

April 8, 2015

Chairman: Marc Frieden

Members Present: Vincent Vignaly, Cheryl Carlson, Christopher Olson

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 7:30 p.m.

Old Business/Outstanding Issues/Follow-Ups:

Olde Century Farm Homeowners Association Town Counsel Inquiry – No response has been received from the Town Administrator as of this meeting. Mr. Olson will send a follow-up email.

Local Wetland Bylaw Draft Review/ConCom Meeting Follow-Up – Mr. Vignaly attended the Conservation Commission meeting and provided a marked-up version of the bylaw with the board's comments. The commission decided to meet with the Planning Board before putting the bylaw forward at the upcoming town meeting. It will be reviewed further, they will meet with us, and it will be presented at the fall town meeting.

CMRPC Village District Bylaw Initiative Meeting – Mr. Olson attended the meeting. The Board of Selectmen wrote a letter in support of the Village Bylaw becoming a regional project and the town was granted DLTA funds. There will be two phases. Phase 1 is for funding to draft a model bylaw for all Central MA communities. Six towns expressing interest at this time are West Boylston, Upton, Dudley, Holden, Grafton & Millville. Phase 2 will include re-submitting an application for the current round of DLTA funding in order to craft the bylaw specifically for West Boylston. We would need to determine how we would want it; as an overlay or change the fundamental zoning district. The overlay is more streamlined and may pass more easily at town meeting, but the disadvantage is that it may create non-conformities. We would also need to determine if a Special Permit would be required or would it be "by right". Mr. Olson suggested that as the process moves forward, Chris Ryan and Eric Smith (CMRPC) attend a Planning Board meeting for feedback.

New Business/Review of Correspondence/Emails Received:

ANR Plan – 4 Marsh Hawk Way – After brief discussion, it was determined to have adequate frontage and access. Mr. Vignaly made to a motion to endorse the ANR Plan of Land for 4 Marsh Hawk Way in West Boylston owned by Dennis C. and Catherine C. Pearson, prepared by Thompson-Liston Associates dated March 17, 2015; Ms. Carlson seconded the motion; all voted in favor; motion approved; the board signed the mylar and 6 copies of the plan.

187 West Boylston Street – The building inspector sent an email asking for confirmation that the southeast corner pad site had gone through SPR. Mr. Vignaly responded that the board approved a Site Plan for Mr. Surabian when he intended to construct a building for the liquor store which is now on Franklin Street. The work was never completed, with outstanding drainage issues remaining to be addressed. The approval has expired. SPR will need to be completed and Stormwater Permits will be required per Zoning Bylaws.

Nuha Circle – The board requested that Wayne Amico (VHB) contact Mr. Ali and ensure that the roadway is built according to the approved plan and good professional practice. Mr. Amico will ask him to provide weekly email updates on the construction process. The board also requested that at least weekly site visits be conducted during the utility and drainage installation phase as necessary. To date, Mr. Ali has not provided a covenant for the project as was required in the approval. The chair will email him to request that this be completed.

Site Plan Review Application (99 Hartwell Street) – Chris Keenan (Quinn Engineering) and Robert Diverdi (owner) were in attendance. They are requesting a SPR and Special Permit for the proposed change of use to an existing industrial building to an Industrial Park with multiple users located on the same lot. No structural or exterior site work is proposed, nor is any change proposed to impervious areas or drainage patterns. Mr. Diverdi plans to eliminate the second floor, reducing the square footage from 60,000 to 30,000 square feet. They will either secure easements from the abutters for the pavement that is beyond their property line or eliminate it. There are no parking space or circulation changes proposed, no changes are proposed for the sign, water and sewer are connected, the nearest residence is approximately 1,000 away, and lighting is not proposed to be changed. They have requested waivers from Section 3.6.D.1.a through v.; Section 3.6.D.2.a, b., c; and fee a reduction. Because the filing will not require VHB review, the board agreed the review fee will be waived and the application fee would be reduced from \$1,200 to \$600. The hearing will be held on May 13th at 7:00 p.m. and the applicant was directed to advertise and notify the abutters.

Preliminary Site Plan Review Discussion (Pinecroft Dairy Business Center) – Mr. Pearson asked why he is being required to have a SPR for the Business Center since from July 1996 it has had three businesses, there has been minor work, but no build-out. He was told that the Site Plan Review requirement when a property has three or more businesses was voted at Town Meeting in about 1990. Since there are more than fifteen parking spaces and three or more businesses, it should have been done in 1996 before they began operation. The process was explained to him and it was suggested he attend the SPR Public Hearing on May 13th for 99 Hartwell Street as they have a similar situation.

Planning Board Meeting Minutes – April 8, 2015

An email announcing the 2nd Round DLTA Funding Call for Projects was received along with an email from Leon Gaumond regarding a Local Officials Survey and a memo from the BOS regarding Saturday Morning Coffee with your Appointing Authority.

Reports from Other Boards – Mr. Olson said the TWPC hopes to hold another meeting before the Town Administrator leaves for his new position in Sturbridge. Mr. Vignaly asked why the CMRPC did not come to the board for feedback regarding the Housing & Population Chapter rewrites before submitted them to the TWPC. Mr. Olson said Mr. Gaumond talked to Eric Smith about incorporating certain goals into the draft chapters. Mr. Olson sent Mr. Smith information on the 1 ½% land area standard and thought he would come to the board for before going to TWPC, but he went directly to Mr. Gaumond. Mr. Olson said the 1½% land area standard may have been met and asked if the 10% goal should be included. Mr. Vignaly said the 2005 Master Plan section for Housing had that as a goal, but the work was done for the Housing Production Plan (HPP) which determined that we met the 1½%; we don't have to get 10%. The HPP still suggests that the town work toward adding ½% subsidized units per year.

Mr. Frieden said the Affordable Housing Trust (AHT) retained the services of an attorney to protect the interest of the town regarding the Oakdale project. Mr. Ali put a sewer betterment agreement before the Board of Selectmen, but the town has no reason to sign it. The town does not want the expense to upgrade town services.

Citizens' Comments – Dave Femia (ZBA) asked if an owner of a 40B unit can rent it. He was told the Affordable Housing Trust could better answer that question.

Approve Payment of Invoices/Review Draft Meeting Minutes of March 25, 2015 – There were no invoices for approval tonight. Ms. Carlson made a motion to approve the draft Meeting Minutes of March 25, 2015 with changes noted; Mr. Vignaly seconded the motion; Mr. Frieden, Ms. Carlson and Mr. Vignaly voted in favor; Mr. Olson abstained; motion approved.

A motion was made by Mr. Olson to adjourn. Ms. Carlson seconded the motion; all voted in favor; motion approved. The meeting adjourned at 9:30 p.m.

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich