



TOWN OF WEST BOYLSTON PLANNING BOARD [planningboard@westboylston-ma.gov](mailto:planningboard@westboylston-ma.gov)  
140 Worcester Street \*\* West Boylston MA 01583 \*\* Telephone 774.261.4073 \*\* Fax 508.835.3807

## MEETING MINUTES

### April 22, 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 meeting was called to order at 7:00 p.m.

**Anthony Sylvia (DPW) – TIP Project Discussion** – Mr. Sylvia said there are many road improvements that are needed in town but currently no projects are on the TIP schedule. The town has hired Fay, Spofford & Thorndike (FST) to assist with the Pavement Management Program. FST will collect and input roadway condition data into a database, perform computer modeling, and produce a written final report of findings and recommendations. TIP projects generally take 5-7 years once put on the list. Chapter 90 funds will be used for temporary road maintenance. Mr. Vignaly asked how the work being done by FST differed from what was previously done by CMRPC. Mr. Sylvia said a report was generated in 2008 but that was the extent of it; that report will be updated by FST. He said there are 55 miles of road in West Boylston with only 20 miles needing preventive maintenance. The results of the Pavement Management Program need to be included in the Master Plan. Mr. Frieden asked about improvements along Route 140 near the reservoir. Mr. Sylvia said that is a drainage improvement project being done by the DCR. Mr. Vignaly said because it is a town road, DCR will need permission from the town, and he needs to ask for the improvements that are needed, e.g., widening for bicycle and pedestrian access as well as improvements to the parking around the Old Stone Church and Triangle areas. Mr. Sylvia said all modes of transportation are incorporated into the design which is called “complete streets”. Mr. Vignaly said complete streets need to be included in the engineering process for these specific areas.

Mr. Olson asked about the sidewalk project. Mr. Sylvia said the preliminary engineering is almost complete. Construction work is tentatively expected to begin this year and be completed before the 2016 school year. He was asked if there would be any request for input from residents. Mr. Sylvia said they would first work with the consultant before asking for resident input. It was suggested that information about the project be published in the paper to keep the residents informed. Mr. Vignaly asked about the traffic assessment that was recommended a few years ago to be done for the intersection of Route 12 & Route 140 and Franklin Street changing to “One Way”. Mr. Sylvia said it would have to be contracted out by the town.

**Old Business/Outstanding Issues/Follow-Ups:**

Olde Century Farm Homeowners Association Town Counsel Inquiry – Mr. Olson said the Town Administrator has contacted Town Counsel and is waiting for a response.

Nuha Circle Covenant – Mr. Ali was contacted about providing the covenant which is a condition of the approval. He said he did not think he needed that until he would get a bond, and would contact his attorney. There has been no further communication. An email will be sent to Mr. Ali letting him know that it is a condition of the approval and if it is not provided by the next Planning Board meeting (May 13), the board will discuss rescinding the approval. The Building Inspector will also be notified. A construction report was received from VHB dated 4/6/15. There is concern with the quality of construction. The contractor said he is backfilling and compacting around the pipe with crushed stone, yet VHB did not witness any compaction equipment on site. VHB was asked to ensure that the work is completed as approved.

Conservation Local Wetland Bylaw – Mr. Vignaly will email the Conservation Commission asking to be put on the May 4<sup>th</sup> agenda for discussion of the bylaw and will email members with the time.

**New Business/Review of Correspondence/Emails Received:**

216 West Boylston Street (Checker Real Estate) Informal Discussion – Patrick Healy (Thompson-Liston Associates), David Giguere and Micah Chase were present. Mr. Healy said ten years ago an addition was put on for warehouse use. They want to add two tenants in the south area of the building; a gym and an auto driving school. He said there is ample parking (currently 178 spaces and they plan to include 19 additional spaces including needed handicap spaces); re-striping will be needed. Mr. Healy said the Building Inspector determined the amount of parking based on it being a place of assembly. There will be no increase in roof runoff, and the only exterior changes to the building will be to add doors. They will have to file with the Conservation Commission because of a buffer zone issue. There is an aquifer on part of the property and they requested a regulatory advisory ruling from the DCR. Mr. Healy was told to be sure the drainage system is sized correctly. It was also suggested he contact the Fire Chief for potential fire lane concerns. Mr. Healy said they will be requesting waivers from 3.6 C.2.a; 3.6C.2.e; 3.6 D.1.e; 3.6 D.1.g; 3.6 D.1.i; 3.6 D.1.m; 3.6 D.1.r; 3.6 E.1; and 3.6 F.6. The lot size is 7.5 acres, but because the work area is less than three acres, the review fee will be \$4,500 with an application fee of \$900. The package will be submitted by May 6<sup>th</sup> to hold a hearing to be included on the May 27<sup>th</sup> agenda.

ZBA Informational Petition (Surabian Realty) – Sign Variance at 184-186 West Boylston Street – The requested sign is twice as big as what exists and almost five times what is allowed and no justification of a hardship is shown. Mr. Vignaly will draft a response to the ZBA Chair.

Annual Report – Mr. Olson prepared and forwarded the Annual Report to Nancy Lucier.

WPI Senior Project Email – A poster fair will be held on April 23<sup>rd</sup> from 1:15 p.m. to 3:30 p.m. Members were invited to attend if possible.

**Planning Board Meeting Minutes – April 22, 2015**

**Reports from Other Boards** – Mr. Olson will contact Chris Ryan/Eric Smith (CMRPC) about attending a Planning Board meeting to discuss the Village Zoning Bylaw.

**Citizens' Comments** – None tonight.

**Approve Payment of Invoices/Review Draft Meeting/Public Hearing Minutes of April 8, 2015** – Invoices were approved. Mr. Vignaly made a motion to approve the draft Meeting/Public Hearing Minutes of April 8, 2015; Mr. Olson seconded the motion; all voted in favor; motion approved.

A motion was made by Mr. Vignaly to adjourn. Mr. Olson seconded the motion; all voted in favor; motion approved. The meeting adjourned at 10:15 p.m.

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

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

Submitted by: \_\_\_\_\_  
Melanie Rich