



**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**

**May 27, 2015**

Chairman: Marc Frieden

Members Present: Vincent Vignaly, Christopher Olson, Cheryl Carlson (9:00 p.m. arrival)

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 7:15 p.m.

**Nuha Circle Covenant and Construction Status** – Mr. Vignaly submitted a request for Town Counsel assistance to Nancy Lucier and is awaiting a response. VHB has reported that the trench backfilling and compaction are now being done according to the required standards. Dave Femia inquired as to the hours of operation that are allowed because it was brought to his attention that work is being done seven days a week 7:00 a.m. to dusk. Mr. Vignaly said the Subdivision Rules & Regulations state that the hours of operation are 7:00 a.m. to 7:00 p.m. Monday through Saturday. Mr. Femia said there is also a dust issue. Mr. Ali is expected to keep the dust down. The Building Inspector should be made aware as well as VHB.

**Proposed Local Wetland Bylaws Review** – Tabled to the next meeting.

**Town Counsel's Feedback (re Olde Century Farm Homeowners Association)** – Mr. Olson spoke with Town Counsel and was told she would forward him the Declaration of Trust. It contains the steps the residents will need to bring the Homeowners Association into existence. Mr. Olson will also respond to Mr. Oyer's email.

**Holy Cross College – 1000 Goodale Street (Construction Status and Community Cooperation)** – A preconstruction meeting was held with VHB; the College plans to start construction within the coming weeks. With regard to Community Cooperation, through the Board of Selectmen, ideas/suggestions such as offering scholarships for West Boylston students and free access to the facility to organize school retreats could be made. Mr. Vignaly will draft an email to the Board of Selectmen.

**137 Shrewsbury Street Approval Correction** – The existing approval inadvertently referenced "Industrial Zone" rather than "Business Zone". Mr. Vignaly made a motion to change Industrial Zone to Business Zone and include the appropriate language for Business Uses; Mr. Olson seconded the motion; all voted in favor; motion approved.

**North Main Street 40B Plan Changes (Lever Project)** – Dave Femia said the Building Inspector will not be able to attend the ZBA meeting tomorrow. Mr. Frieden will be attending. Mr. Femia also said the ZBA appreciated Mr. Frieden's attendance at the last meeting.

**308 West Boylston Street (Building Inspector Inquiry)** – The Building Inspector was looking for guidance after an onsite inspection. One item was whether or not Alcazar Road is a right-of-way. The assessor's office does list it as a parcel. Mr. Vignaly will research with Kim Hopewell, Chris Lund and will check the Registry of Deeds.

**Electronic Sign & Sign Bylaw** – Karen Pare found that the 60 second switch time for messages is too long. Because it is a bylaw, there will have to be an amendment. It was also brought to the board's attention that the sign is very bright and difficult to read. Mr. Olson will follow-up with an email to Karen Pare, Selectmen, DPW, Building Inspector & Larry Salate, Chairman of the Transportation Committee, asking for input for the June 10<sup>th</sup> meeting. Ms. Carlson will check the Westborough and Holden signs.

**Town Meeting Update** – The board agreed that the town meeting was quick, efficient and well done. The Planning Board had no items for recommendation.

**Reports from Other Boards** – None tonight.

**Citizens' Comments** – None tonight.

**Emails Received** – An informational email was received from the Building Inspector regarding 46 Central Street (Non-Conforming Letter). Angell Brook Development email from Jeff Taylor asked if there was any opposition to issuing a conditional Certificate of Occupancy. The board saw no reason to delay occupancy, but Mr. Vignaly will contact Mr. Taylor to inform him the board needs a request for a Certificate of Completion along with as-built plans and the engineer's stamped certification. Nancy Lucier's email regarding comments on the Land Use Management and Population & Housing Master Plan Chapters will be a future agenda item. Nancy Lucier's email regarding the proposed bylaw (Bylaw Governing Illicit Discharges to the Municipal Storm Drain System) will be on the next agenda. This is a General Bylaw so the board will not have to hold a public hearing. The CMRPC Mobility 2040 email invites people to fill out the brief survey.

**Approval of Invoices and Review of Draft Meeting/Hearing Minutes of May 13, 2015** – Invoices were approved. Mr. Olson made a motion to approve the May 13, 2015 Meeting Minutes and Public Hearing Minutes of May 13, 2015; Ms. Carlson seconded the motion; all voted in favor; motion approved.

Mr. Olson made a motion to approve the May 4, 2015 Joint Meeting Minutes between the Planning Board and Conservation Commission; Ms. Carlson seconded the motion; all voted in favor; 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 10:00 p.m.

**Planning Board Meeting Minutes – May 27, 2015**

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

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

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