



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

June 10, 2015

Chairman: Marc Frieden

Members Present: Vincent Vignaly, Christopher Olson, Cheryl Carlson, Barur Rajeshkumar

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 7:45 p.m.

Nuha Circle Covenant and Construction Status – Wayne Amico (VHB) said work is now being done according to the required standards. VHB will continue to monitor the project. Mr. Vignaly noted that there has been no response from the request for Town Counsel review of the covenant.

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

Town Counsel's Feedback (re Olde Century Farm Homeowners Association) – Tabled to the next meeting.

Holy Cross College – 1000 Goodale Street (Construction Status and Community Cooperation) – John Lapomardo said the septic system has been moved, and though less intrusive, it is no longer in accordance with the Site Plan Approval the board issued and a revision to the Site Plan is needed. He was told the board needs to see what the revisions are to determine if it is a significant change or can be simply noted on the as-built plan. Mr. Lapomardo will submit a cover letter and plans for the June 24th meeting.

Regarding community cooperation, Mr. Vignaly told him that at the last meeting the board discussed different ideas/suggestions such as offering scholarships for West Boylston students and free access to the facility to organize school retreats. Mr. Lapomardo agreed it was a good idea and said to contact Ellen Ryder in Public Relations. Mr. Vignaly will follow-up.

Electronic Sign & Sign Bylaw – Tabled to the next meeting.

308 West Boylston Street – Tabled to the next meeting.

ANR Plan (68 Newton Street) – Mr. Olson was recused from the matter. Ron Thunberg, John Toomey and their attorney were present. The following information was submitted: (1) Board of Assessors Report 1949 noting that the studio existed; (2) email from the Building Inspector dated March 30, 2012; (3) property cards; (4) letter from Building Inspector dated May 29, 2012; Variance Petition of Robert J. Bird & Lynn M. Bird dated January 27, 1988; and (6) Findings of Zoning Board of Appeals dated October 2, 2012. The applicant is dividing the parcel into two lots under State Law 81-L. There was discussion as to the nature of the buildings; their attorney submitted a letter from Kopelman & Paige dated June 11, 2007. Mr. Toomey said there are two existing dwellings. In 1949 it was listed as a studio. There are no changes proposed. Mr. Thunberg said the board is only endorsing that it is one lot being divided into two, and that it does not require subdivision approval. After further discussion and the board being satisfied, Mr. Vignaly made a motion to endorse the Plan of Land in West Boylston MA owned by 68 Newton Street, LLC; Assessors Reference is Map 143, Lot 31, dated May 19, 2015; Mr. Rajeshkumar seconded the motion; all voted in favor; motion approved; Mr. Olson was recused. The mylar and six copies were signed.

Zoning Violation Complaint (251 Laurel Street – Ahlmstrom Property) – Mr. & Mrs. were in to discuss the noise issue at Wayne's Weaponry. They are part of a group of concerned citizens who have spoken with several different town agents (Police, Building Inspector, previous Town Administrator) and are looking for guidance from the Planning Board. They found that there is no permit for the range, so therefore it cannot be grandfathered. Mr. Ahlmstrom does have a permit from the ZBA to sell and repair weapons, but not to operate a gun range. The group has asked why it is allowed to continue if it is not permitted. They submitted several pieces of informational material found on the internet that indicates Wayne's Weaponry is operating a gun range. The group's concern is the increase in the hours of operation, the constant noise, the "automatic weapon" fire, and the exploding targets being used. They said he is operating illegally, impacting a number of residents, and they want to find a resolution. They are interested in making concessions, but do not want to set a precedent. In 2017, Mr. Ahlmstrom's permit to sell guns, repair guns and sell ammunition will expire. The permits are issued through the state, but the Police Chief does hold a copy. Nobody knew if the chief has approval authority. The group heard that Mr. Ahlmstrom would like to retire and close the business when the permits expire. It was suggested once the group comes to a consensus on limiting conditions, they meet with the Building Inspector since he is the Zoning Enforcement Officer.

ANR Plan (263 Maple Street Realty Trust) – Mr. Vignaly was recused from the matter because his employer intends to purchase one of the lots. Andrew Liston (Thompson-Liston) and Colin Novick (Greater Worcester Land Trust), and Wayne LeBlanc (attorney) were present. Mr. Liston explained that there are three parcels; one is being conveyed to the DCR; one is being conveyed to the owner; and one will be for sale. The board questioned why the plans did not show that the lots had the required minimum frontage. Mr. Liston replied that the lot having less than 120' of frontage is an existing non-conforming lot. With the board having no other issues, Ms. Carlson made a motion to endorse the Plan of Land in West Boylston MA; owned by 263 Maple Street Realty Trust; Assessor's Map 169, Blocks 11, 14 & 15 dated May 19, 2015; Mr. Olson seconded the motion; all voted in favor; motion approved; Mr. Vignaly was recused.

Reports from Other Boards – Tabled to the next meeting.

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Citizens' Comments – None tonight.

Approval of Invoices and Review of Draft Meeting/Hearing Minutes of May 27, 2015 – Invoices were approved. Mr. Vignaly made a motion to approve the May 27, 2015 Meeting Minutes and Checker Real Estate Public Hearing Minutes of May 27, 2015; Mr. Olson seconded the motion; all voted in favor; motion approved.

A motion was made by Mr. Olson to adjourn. Mr. Rajeshkumar seconded the motion; all voted in favor; motion approved. The meeting adjourned at 10:40 p.m.

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich