



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

July 8, 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 7:05 p.m.

Discussion of Written Decision for Checker Real Estate (216 West Boylston Street) – Micah Chase thanked the board and felt it was facilitated nicely amongst the business and neighbors. He agreed with the Certificate of Approval letter but asked to discuss Condition #13 regarding as-built plans and construction inspection fees. He understands the reasoning for the town's engineer to review the as-built plans, but said the local engineer is licensed and certified, and he is trying to avoid additional costs. Mr. Vignaly said the town wants to be assured that what was approved by the board was done according to the plan. VHB is the town's engineer and would review the parking; review should be minimal. The construction inspection fee for less than three acres is \$3,000. Based on the amount of visits needed, they will more than likely receive money back. The board agreed to reduce the fee to \$1,000. Thompson-Liston will be allowed to provide the inspection reports and Mr. Chase will speak with them to be sure they are provided on a timely basis. The as-built plan will require review by VHB. The construction letter will be drafted. Mr. Olson made a motion to sign the Certificate of Site Plan Review Approval and Special Permit for Business Center and Stormwater Management Approval letter for Checker Real Estate, 216 West Boylston Street; Ms. Carlson seconded the motion; all voted in favor; motion approved. The original will be given to the Town Clerk for a 20-day appeal period.

Nuha Circle Covenant – Mr. Vignaly spoke with Mr. Ali who said the two houses that are built are not part of the subdivision. Mr. Vignaly told him he could use the covenant if there were no houses built in the subdivision. Mr. Ali would prefer to provide a bond in August. He will provide an estimate and it will be forwarded to VHB for their review and comment before our meeting.

Proposed Local Wetland Bylaws – The topic is on the July 13th Conservation Agenda. Mr. Vignaly will be attending and encouraged other members to attend if they are available.

Town Counsel's Feedback (re Olde Century Farm Homeowners Association) – Mr. Olson has not yet received input from the DPW. Dr. Oyer will be informed that they are required to activate the Homeowners Association since the Homeowners Association has been created and is

the legal entity to maintain the basins. They could have a contract in place with someone else to do the work. The option to have the town take it over also requires the Homeowners Association to execute a contract. Mr. Olson will follow-up with DPW and Dr. Oyer.

Electronic Sign & Sign Bylaw – Ms. Carlson spoke with the Building Inspector. He agreed that a 10 second time change is reasonable. Mr. Frieden will email the Board of Selectmen to begin the process of amending the bylaw.

Meola Sign (165 West Boylston Street) – The current permit did not expire, so the change did not require a new permit. Ms. Carlson will ask the Building Inspector to evaluate if the combination of signs are in compliance with Zoning and also when the permit expires.

308 West Boylston Street – The Building Inspector told Ms. Carlson that he made his determination of the needed street numbering based on the 1906 subdivision plan. With regard to Kevin's Automotive, Ms. Carlson will ask the Building Inspector to evaluate that he meets all setbacks and in compliance with Zoning. If there was a change of use, or if there are 15 or more parking spaces, a Site Plan Review is required.

CMRPC FY16 Assessment – The amount assessed was decreased this year to correctly account for the jail population reduction. It will be forward to Nancy Lucier for payment.

Site Plan Review Application (Pine Croft Dairy) – Carl Hultgren (Quinn Engineering) and Eric Pearson were present. Because the building contains more than three business uses, it requires a Site Plan Review. Only changes in accessible parking delineation are proposed along with compliant parking signs. There will be 55 parking spaces (52 parking spaces and 3 handicap parking spaces). They are asking waivers from Section 3.6.D.1 and Section 3.6.D.2. In addition they are asking for a reduction in the fees. The board agreed to waive the \$4,500 review fee because the proposal does not warrant engineering review, and reduced the \$900 application fee to \$450 due to the decades of community commitment by the owner. The Building Inspector will need to review the parking in the back which could be a potential zoning violation, but may pre-date the zoning law. A public hearing will be held on August 12th at 7PM.

Angell Brook Certificate of Completion – The information will be reviewed by VHB. It was suggested that the neighbors be invited to the next meeting for an update. Mr. Vignaly will follow up.

New Business/Review of Correspondence/Emails:

Members will attend the July 22nd Board of Selectmen's meeting with topics to include suggestions for the Holy Cross Payment In Lieu Of Taxes (PILOT) program for the 1000 Goodale Street site; road signs for Smith Road/Shrine Ave; electronic sign bylaw amendment; scanning various department plans; and the possibility of creating a noise bylaw.

Mr. Rajeshkumar pointed out that he was made aware of a truck "jake brake" noise issue occurring in the Maple Street area through Facebook. The Board of Health will be notified. He also brought up blasting concern from a neighbor regarding the Holy Cross Contemplative

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Center. He was advised to tell the neighbor to contact the Fire Chief who issues the blasting permits.

Ms. Carlson said the Building Inspector agrees with the variance by the ZBA for free standing sign at 184 West Boylston Street, but found that there are discrepancies within the bylaw that will need to be addressed (she will follow up). She also said the Building Inspector wanted to make the board aware that the building occupancy permit for the Holy Cross Contemplative Center at 1000 Goodale Street is for 505 people; while the septic system capacity is for 70 people.

Reports from Other Boards – Mr. Vignaly said the Open Space Implementation Committee met and may be requesting town approval to acquire the 263 Maple Street property. John Hadley asked that the Open Space & Rec Plan update funding be presented before the Board of Selectmen for review again to request funding at town meeting.

Citizens' Comments – None tonight.

Approval of Invoices and Review of Draft Meeting/Hearing Minutes of June 24, 2015 – Invoices were approved. Mr. Olson made a motion to approve the June 24, 2015 Meeting Minutes and June 24, 2015 Checker Real Estate Public Hearing Minutes; Ms. Carlson seconded the motion; all voted in favor; motion approved.

A motion was made by Ms. Carlson to adjourn. Mr. Olson seconded the motion; all voted in favor; motion approved. The meeting adjourned at 9:10 p.m.

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich