



**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**

### **August 12, 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 regular meeting was called to order at 7:30 p.m.

**Nuha Circle Covenant** – Mr. Ali was to provide a bond by this meeting and has not done so. The Building Inspector will be notified and asked not to issue any permits since Mr. Ali has not provided an adequate bond or surety for the road and is in violation of the subdivision approval conditions.

VHB sent an email to Mr. Ali reminding him they need to witness a portion of the roadway subbase construction to assure compliance with industry standards.

**Olde Century Farm Homeowners Association** – In response to Mr. Olson's email, Dr. Oyer is requesting that the town notify the affected residents of their responsibilities and a timeline be established to form the Homeowners Association. Mr. Olson will draft a letter for discussion at the next meeting.

**Electronic Sign & Sign Bylaw** – An email was reviewed from the Board of Selectmen noting that they voted to repeal the language in the sign bylaw pertaining to how often an electronic sign could change and referred it back to the Planning Board for a public hearing. Mr. McCormick said it should be up to the owner of the sign to change the message at whatever speed they feel is appropriate. The Planning Board members discussed the request, but feel the residents will not want a "flashing" sign, but the current 60 seconds between messages is too long. The Planning Board will recommend the sign change every 10 seconds. Mr. Olson suggested the board be prepared with legitimate reasons why it should not be lowered and also be prepared to defend our reasoning. Ms. Carlson will research safety concerns. Nancy Lucier will be asked to put a placeholder on the Fall warrant.

**Meola Sign (165 West Boylston Street)** – Ms. Carlson was told the small changeable sign is permitted. In addition, the Building Inspector told her that according to Mass General Laws, after ten years if a sign has been up, regardless of whether or not it is in compliance with Zoning Bylaws, it becomes grandfathered. Mr. Carlson will ask Mr. Lund for the specific MGL reference regarding grandfathering in order for the board to review it.

**308 West Boylston Street** – Ms. Carlson was told by the Building Inspector that no Site Plan Review was required for 308 and they are within the regulations. He will work with interim DPW Director, Michael Kittredge, to paint street lines to distinguish the road lines. The board did not question the need for SPR for 308, but believe Kevin's should have a Site Plan Review because there were clearly more than 15 parking spaces being utilized in the photograph taken by Mr. Lund. Ms. Carlson will speak again with Mr. Lund for clarification.

Ms. Carlson also discussed the discrepancies the Building Inspector had with regard to the Business Center table (3 or more businesses) and the wording in the Zoning Bylaw. The board is not sure how he is interpreting the wording, but would like his involvement if he feels it should be amended. Ms. Carlson will follow up to explain the intended interpretation of the wording in the table at Section 5.6C(2) to be that a Business Center Standing Sign could be a maximum of 100 square feet total, including 20 square feet for the center identification and a maximum of 80 square feet for the units. The board would appreciate any suggested wording to clarify the bylaw.

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

Members attended the July 22<sup>nd</sup> Board of Selectmen's meeting. Louise Howland, Beaman Memorial Library Director, spoke with the board afterwards and is already working with Holy Cross for financial assistance as a Payment In Lieu Of Taxes (PILOT) program for the 1000 Goodale Street site.

**ZBA Informational Petition (32 Pheasant Hill Run)** – Mr. Rajeshkumar gave a brief explanation; no action needed by the Planning Board. The application appeared to contain all of the information required by the Zoning Bylaw and the board had no issues with the petition.

**DPW Issues (Sidewalks/Intersections Improvements)** – Mr. Vignaly will talk to Chief Minnich. Nancy Lucier said there will be a meeting once the sidewalk plan is received from the designer. Mr. Vignaly said we need to submit a request to the Selectboard for transportation projects that include top priorities such as improvements to the intersection of Woodland/Prospect; improvements and analysis of other dangerous intersection areas; and a traffic study for the whole triangle from Route 12 and 140 to Franklin Street; we should have that information ready for whatever project comes in where Cumberland Farms was considering construction.

**DCR Route 140 Improvements Project** – Mr. Olson was given a plan to review and submit comments within ten days. Changes will be made to Route 140 and the causeway. The letter to DOT should ask for widening of the roads/sidewalks to accommodate pedestrians and bicycles as well as any other improvements the town would want. Comments will be forwarded to Mr. Olson and he will complete the form since time is of the essence.

**242 Woodland Street (4-Way Traffic Issue)** – Mr. Vignaly will follow up with Chief Minnich, Michael Kittredge and Jim Purcell.

**Prospect Street Excessive Noise Complaint** – An email was received from Eric Pearson. Chief Minnich believes the Code of Mass Regulations would not permit "no jake brake" signs on Route 110 as it is a state highway. Mr. Pearson will be informed that it is not within the jurisdiction of the Planning Board issue and advise him to contact the Board of Selectmen. Mr.

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Vignaly said the town could request DOT to post signs or request advice on what is involved to stop the noise at night.

Checker Realty Signs – In an email to Nancy Lucier, Chief Minnich would support the posting of “no parking” signs on Shrine Avenue in the area where the business access road will be located, but does not think it necessary to post Helen Drive or the entire street. He further said it does not seem appropriate to post “local traffic only/no commercial traffic” signs on Shrine Avenue.

Maple Street/Pierce Street 18-Wheeler Complaint – Mr. Vignaly will talk with Chief Minnich about possibly posting a weight limit sign.

Application Forms/PDF Documents/Scanning – Mr. Rajeshkumar will revise forms and bring to the next meeting for review. Once the board has a better sense of what will be preferred, he will work with Karen Pare to be sure we can update the forms on the website.

Reports from Other Boards – Mr. Frieden attended the informational meeting held regarding the 40B project at North Main Street and said it was very informative. He also said that Dick Heaton has resigned from the Affordable Housing Trust.

Citizens’ Comments – None tonight.

Approval of Invoices and Review of Draft Meeting Minutes of July 8, 2015 – Invoices were approved. Mr. Olson made a motion to approve the July 8, 2015 Meeting Minutes; 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.

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

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

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