

MINUTES  
December 4, 2007  
West Boylston  
TOWN WIDE PLANNING COMMITTEE

TWPC members present: Mr Gaumond, Mr Greenough, Ms Pare,  
Dr Tashjian, Ms Dunn, Mr. Baker, and Ms Harris.

TWPC members absent: Mr Kevin McCormick, Mr Fishbein, Ms Meola.  
Ms Feland, and Mr Evans.

The meeting was called to order at 7:15 by the Chairman, Mr Gaumond.

The minutes of the September 4, 2007 meeting were approved with the paragraph concerning the Town Agricultural Commission being stricken and replaced with the following, " The Town Agricultural Commission is being created by Mr Gaumond at the request of the Open Space Committee. This will increase the eligibility of the Town to receive State grants."

Mr Gaumond announced Ms Feland has requested a leave of absence from her duties as a member of this committee, which he has granted.

Ms Pare` presented the Planning Board's written report on their progress on implementing their Master Plan goals, which the Committee voted to attach to these minutes.

She noted the Planning Board is working on an amendment to the CCRC development Bylaw for the May 2008 Town Meeting.

After her presentation and discussion the Committee Voted to accept as completed the following Goals:

- 3.2 narrower streets now required for Subdivisions
- 3.3 street connectivity
- 4.5 increase of permitted density in Multi-family Districts
- 4.9 minimum lot size reduced from 5 acres to 2 acres in Industrial Districts

The Planning Board has also been working on:

- 4.7 prohibiting single family homes in Business Districts and recommends no action at this time

4.1 eliminating split lot zoning. The Planning Board agrees with the concept, but due to the large number of these lots and the complexities involved, recommends that these cases be considered on a lot by lot basis at the owners request. They have approved and the Town Meeting in October has changed one such lot thus far.

Dr Tashjian reported the Open Space and Recreation Plan is undergoing a comprehensive review with the committee meeting twice a month, and they should have a draft ready in January 2008.

The meeting was adjourned at 8:55 pm

Charles Greenough, Clerk