

Minutes of the Meeting  
And  
Continued Deliberations on the Petition of  
FWC Charitable Enterprise Franklin Street 40-B Comprehensive Permit

October 5, 2006

Present: Matthew Colangelo, Chairman Philippe W. Chevalier, Vice Chairman, Charles C. Witkus, Clerk, Barbara M. Deschenes, Linda Ann Isgro, and Town Counsel Jean McKnight

Also Present: Paul Leonardi, Joe Evangelista, and David Brunelle, Reverend Teague and Attorney Klein

Absent: Paul Hennessey

Mr. Colangelo called the meeting to order at 7:25 upon the arrival of Town Counsel Jean McKnight in the Selectman's Meeting Room. There was discussion regarding correspondence, memos and minutes from other Board/Committee Meetings, as well as a new hearing for Wal-Mart "Black Friday" SP.

Deliberations for Franklin Street 40-B Comprehensive Permit began at 7:55 pm.

Ms. McKnight read a list of exceptions (Exhibit A) and referenced 310-D. She stated that it was simply to be deleted as it did not apply. She also questioned 4.11 on page 7 regarding fire hydrants and asked if it had it been addressed.

Ms. Isgro: Is the interim chief aware of some of the issues?

Mr. Chevalier: Our position is to satisfy the ZBA. We're dealing with zoning issues only.

Ms. Isgro: Is there enough water pressure or is a new water pump needed? Infrastructure requires added cost to town.

Mr. Chevalier: If they can't meet the criteria they are unable to build. Water District issue is not the ZBA's.

Ms. McKnight: Concern yourself with matters before the board. Assessment made by water district pertains to everyone.

Ms. Isgro compared other 40-B projects.

Mr. Chevalier: regarding other projects, the water department is obligated to supply water, but only after funding is approved which can be a considerable delay.

Ms. Isgro asked if the town will be able to provide adequate water source.

Mr. Chevalier stated that the water department will make that decision. He clarified water pressure / continuous flow and explained "domestic water".

Ms. McKnight stated that the test had been done and the water is adequate. There was also a discussion of tenants 5.3 Local Preference. She clarified “pool” if tenants meet criteria for the 70% and local persons can partake on general the remaining 30%.

Mr. Chevalier questioned how to word it to include former residents’ children who may want to move back.

Ms. McKnight: Graduates of West Boylston High School; change permission to permit.

Ms. Isgro had a question of 5.5 Letter from Conservation Commission and Ms. McKnight stated that orders need to be issued by 10/25 and that the hearing closed 10/4 and will send a copy. Mr. Chevalier suggested that Mr. Colangelo add clause: any activity must be approved prior to any construction activities.

Ms. McKnight addressed the 9/21 letter from Meridian regarding certain issues from Hancock and that the letter is acceptable. 5.10 Clarification of any changes needing to be brought to ZBA within 30 days.

The following was a discussion of fencing around the playground.

Ms. McKnight: Re-visit the fence area around the playground of Worcester and Franklin Street.

Mr. Chevalier: should have something other than a chain link.

Ms. Deschenes: suggested a solid type to hide the children.

Ms. McKnight had a visibility concern and stated that it would have to be 25’ off the corner.

Mr. Chevalier said the entryways should be identifiable. Legal agreed.

Discussion of 5.15 water and sewer; clarify jurisdiction. Delete 5.15 and 5.16 as they are covered by 5.4.

Concept of Perpetuity 5.17 Ms. Isgro questioned tax credit of 30 years with 10 year extension. Ms. McKnight will reword to express “forever” to keep multifamily rather than business.

Ms. McKnight requests that engineering of driveway be specified on 5.20.

Condition of Waste Removal: Mr. Chevalier wants clarification of as-built; Mr. Colangelo said the town wants to see final plans with time delay.

Ms. McKnight addressed lighting plans already detailed. She also wants a condition of professional on-site management at least 30 hours per week. Parties agree with Mr. Chevalier stating that all revised plans should be numbered.

Exhibit A Exceptions List was read by Town Counsel.

Mr. Witkus expressed concern regarding earth removal. After a certain amount, say 1,500 yards, should go to Earth Removal Board. Ms. Isgro asked where it would be stock piled. Ms. McKnight said she would draft a set of conditions the Earth Removal Board would approve. Ms. Deschenes

asked if it would be cut-site or fill and Ms. McKnight stated that it would be cut-site taking out 6,000 yards, even less now that the project is smaller. Ms. McKnight would review with Hancock and strike any clauses that are not applicable. She reviewed and marked up the Earth Removal Operations and Mr. Colangelo, Chairman, read the clause and it was approved to be included.

Mr. Witkus requests granite curbs to be installed on Franklin Street.

Mr. Colangelo requested final copy and vote on Thursday, October 26<sup>th</sup> meeting at 7:30pm. Meeting adjourned at 1:10 pm. All approved.

Respectfully submitted:

Donna Jean Ramonas, Secretary

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Matthew P. Colangelo, Chairman

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Phillippe W. Chevalier, Vice Chairman

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Charles C. Witkus, Clerk

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Barbara M. Deschenes

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Linda Ann Isgro

Minutes accepted on \_\_\_\_\_