

Zoning Board of Appeals

Minutes of the Meeting

And

- 1) One Seventy-Five LLC – Special Permit,
- 2) Town of West Boylston Municipal Light Plant – Special Permit

August 23, 2007

Present: Philippe Chevalier, Chairman, Matthew Colangelo, Vice Chairman, Barbara M. Deschenes, Linda Ann Isgro, and Paul Hennessey

Absent: Clerk Charles Witkus and Paul Trippi

The meeting was called to order at 7:05 p.m. by Phil Chevalier in the Finance Committee Room.

AFRA TERRACE

Mr. Shirin Everett requested a site agreement allowing MA Housing to do monitoring. In the original documents the agreement was withheld. Mr. Colangelo motioned to sign the initially presented document. Ms. Isgro questioned the documents further. Mr. Chevalier 2nd the motion. All were in favor to signing the site agreement at 7:15 p.m.

ONE SEVENTY-FIVE, LLC

The notice of the Public Hearing was read by Mr. Chevalier at 7:20 p.m. There were five (5) signatures on the sign-in sheet. Mr. Jim Burgoyne, attorney representing the petitioner, introduced the principals and Mr. Ron Thunberg proposed the re-development seeking a special permit and explained the changes. He shared additional plans for improvements to inside and parking. A diagram was shown explaining the history of the building, a motel, with a non-conforming lot. The parking has a number of technical non-conforming changes, a fence which runs the entire length and a natural buffer. There is a gravel area due to the removal of a septic system and a turn around for the parking area. The proposed use is to convert the existing building to a restaurant with offices on the upper level. There would be no additional black top in the parking area, and for site improvements they proposed an existing winding handicap, small exterior patio, and pavement to be removed for better entry/exit onto Route 12. Commercial property requires authorization for changes in use.

A letter from the Planning Board was presented with explanations of new by-law applied to changes of use involving 15 or more spaces with site plan approval. The petitioner wants to use the parking with minimal changes for safety factors and no changes to the catch basin. Ms. Isgro asked about the turn around for additional parking and Mr. Burgoyne stated that it was not on the approved plan. Mr. Chevalier asked about smaller frontage seeking relief and Mr. Thunberg explained adequate parking and would lose an entire row. Mr. Colangelo questioned the fence, lighting and signage. Mr. Hennessey

asked about the stairs undercover and Mr. McCormick explained the walkways and rafters. Ms. Isgro expressed that the parking was a concern. Mr. Burgoyne explained the parking space to restaurant seats. Mr. McCormick stated that there would be 20 seats in the bar with 77 in the restaurant and Mr. Burgoyne added that there are 14 spaces for the offices with one per unit. Mr. Burgoyne asked the board to approve use change and grant a special permit on parking as shown subject to site plan review.

At 8:05 p.m. Mr. Chevalier closed public testimony and the board deliberated. Mr. Colangelo motioned to grant a special permit with the order of condition for a site plan review. Ms. Deschenes 2nd the motion. All in favor at 8:15 p.m.

TOWN OF WEST BOYLSTON MUNICIPAL LIGHT PLANT

The hearing was opened at 8:20 p.m. Mr. Chevalier disclosed that his wife works at the Light Plant and referred to paragraph 2 of Chapter 125 submitted by Kopelman and Paige. Mr. Colangelo motioned to continue the hearing to September 27th @ 7:15 p.m. Ms. Deschenes 2nd the motion. All in favor.

Other business:

- Approval of Minutes
- Correspondence, memos, minutes from other board committee meetings

The meeting adjourned at 9:00 pm.

Respectfully submitted:

Donna Jean Ramonas, Secretary

Philippe W. Chevalier, Chairman

Matthew P. Colangelo, Vice-Chairman

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Barbara M. Deschenes

Linda Ann Isgro

Paul W. Hennessey, Associate Member

Minutes accepted on _____