

Zoning Board of Appeals

Minutes of the Meeting

**Angell Brook Development (Angell Brook Village) – Variance and Hearing from a
Denial of a Permit by the Building Inspector**

The Village at North Main Street – Project Change

West Boylston Municipal Lighting Plant – Special Permit

March 26, 2009

Present: Philippe W. Chevalier, Chairman, Matthew Colangelo, Vice Chairman, Charles C. Witkus, Clerk, Barbara M. Deschenes, Linda Ann Isgro, and Paul Hennessey

Also present were Michael Staiti, Jim Parslow, Marc Freiden and Brad White

Mr. Chevalier called the meeting to order at 7:15 pm. He introduced the Board Members and explained the public hearing procedure.

Petition of Angell Brook Development

Mr. Chevalier opened the public hearing by reading notice of the hearing and the petition. Mr. Statiti showed a presentation of the last phase of construction and explained the concept of the fencing which abuts the rail line within 5 – 10 feet. Mr. Chevalier stated that he spoke with the building inspector and was told that the structure requires a building permit. Mr. Hennessey questioned the structure aspect and Ms. Isgro clarified the structure as being over 6 feet. Mr. Statiti described it as being pressure treated material. Mr. Colangelo asked for the exact measurements. Mr. Witkus questioned the coloring of fence and the effects of the wind. Mr. Chevalier explained construction control. Ms. Isgro stated that safety factor was a necessity due to the close proximity of the train. Mr. Chevalier closed the public hearing at 7:25 pm.

Mr. Witkus and Ms. Isgro discussed the safety issues and height of the structure. Mr. Hennessey voted to allow that a variance be granted. Mr. Colangelo motioned to grant Michael Statiti a Variance in accordance with heritage dated 6/30/2004 and revised 3/15/2005. Ms. Deschenes 2nd the motion. Roll call, all yes at 7:35 pm.

The Village at North Main Street

Mr. Chevalier submitted a letter from Marc Goldstein of Beverage & Diamond on behalf of Mr. Brian Lever dated March 26, 2009 requesting a project change that would reverse the locations of the 54- and 28- unit buildings (Buildings B and C, respectively. There were discussions of Mr. Lever's new plans. Mr. Witkus motioned to approve the plans.

Ms. Isgro voted no, Mr. Witkus, Ms. Deschenes, Mr. Chevalier and Mr. Hennessey all voted yes. Motion carries at 7:47 pm.

Petition of West Boylston Municipal Lighting Plant

Mr. Chevalier read the public hearing notice and petition at 7:48 pm. He also stated a disclosure for the record that his wife works at the West Boylston Municipal Lighting Plant. Mr. White explained the solar field and that there would be no grading changes, only the poles, and referred to a drawing showing the wiring underground. He explained lessening the number of fences and if need be to cut fence off to appease National Grid, not to move the panels, but to downsize fencing. Mr. Colangelo questioned the lighting and Mr. White explained the pine trees that were destroyed by the ice storm would probably be cleaned up. Mr. Cheavlier and Mr. White discussed the corner lot and Mr. White explained that according to the deed to the property, the corner lot can only be used for Light Department purposes. Ms. Isgro asked if the solar panels could be put onto a building, and Mr. White explained that the height of the building would be substantial. Mr. Witkus inquired of the costs and Mr. White stated that the solar panels would generate 439K per year, with a return of 17-18 years. Mr. Chevalier opened the hearing to the public.

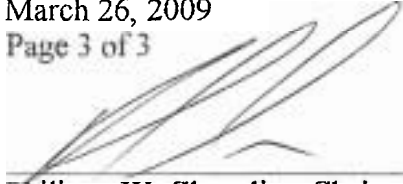
Mr. Pete Whitney with the County Jail explained three sites where real wind is appropriate; ¼ mile apart, and geological studies show feasibility is good. He also stated that he supports Mr. White and The Municipal Lighting Plant and doesn't see an actual reduction, but no increase, and that the Sheriff is into green technology and also supports the project. He then questioned Mr. White regarding the hay field barters and if they will be able to work around the panel area also. Ms. Isgro had questioned regarding the parking lot and referred to Mr. Brodeur's letter. Mr. Chevalier closed the public hearing at 8:20 pm.

Ms. Isgro questioned hay and fire hazards. Mr. White agreed to the upkeep of the hay. Ms. Deschenes moves to grant the West Boylston Municipal Lighting Plant a Special Permit for the Solar Panel Array. Mr. Colangelo 2nd the motion. Roll call, all yes. Hearing was closed at 8:27 pm. Meeting adjourned at 8:35 pm.

Respectfully submitted:

Donna Jean Ramonas, Secretary

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Philippe W. Chevalier, Chairman

Matthew P. Colangelo, Vice Chairman



Charles C. Witkus, Clerk

Linda Ann Isgro



Barbara M. Deschenes

Paul Hennessey

Minutes accepted on June 4, 2009