



TOWN OF WEST BOYLSTON ZONING BOARD OF APPEALS
127 Hartwell Street * West Boylston MA 01583 * zba@westboylston-ma.gov

MEETING MINUTES
February 13, 2012

Chairman: Linda Isgro

Members Present: Matthew Colangelo, Charles Witkus, Philippe Chevalier

Members Absent: Paul Hennessey, Paul Trippi (Associate Members), and Barbara Deschenes

Others Present: Stephen Hart (Associate Member), Sign-In Sheet

The meeting was called to order at 6:35 p.m.

Mr. Colangelo made a motion to accept the December 15, 2011, Meeting Minutes; Mr. Hart seconded. Members voted yes unanimously to accept the minutes.

Ms. Isgro reviewed correspondence sent via email by the Secretary regarding new business and Reports from other Boards. On January 4, 2012, correspondence was sent from CHAPA updating the Board with the services they have provided to date as monitoring agent for Afra, and on behalf of Mass Housing. CHAPA confirmed an approved marketing and lottery plan, verified that 9 out of 13 Affordable Units have been sold, and once the project is completed, a copy of the Cost Certification will be sent to the Town. CHAPA also confirmed that they coordinate the refinance and resale of affordable units, from which there was no activity in West Boylston over the last year.

Ms. Isgro discussed her attendance at the Planning Board meeting on January 11, 2012, which included proposed changes to the Sign and Accessory Apartment Bylaws. Further discussion would be addressed later in the meeting.

Ms. Isgro confirmed and provided a copy of the email she sent to the Building Inspector, Mr. Brodeur, as requested by the Board regarding Wal-Mart's Special Permit and Black Friday. She authorized a check be sent to Mr. Comiskey on behalf of Franklin Street with the balance of funds remaining for Hancock Engineer's review fees. Invoices were paid to the Telegram and Gazette.

Mr. Chevalier informed members that he had located the Business Association's proposed Sign Bylaw changes which were sent to the Planning Board back in 1993. He concluded that he did not know why the changes which were typed in bold were never made, but that he intended to hand a copy in at the Sign Bylaw meeting this evening. Ms. Isgro discussed the potential with using portions of Holden's Sign Bylaw as a more current Model Bylaw, as the Town has proven success with sign usage within the main corridor. Mr. Witkus wanted to entertain further discussion with Holden's Bylaw, and agreed with its use as a Model Bylaw. He requested that the Board look into reviewing the language and obtain a hard copy. Ms. Isgro confirmed that she already had a copy in hand and would make additional copies available.

February 13, 2012 ZBA Meeting Minutes

The next scheduled meeting was confirmed for March 1, 2012, with Ideal Kitchens in Room #1.

At 7:00 p.m., upon a motion of Mr. Colangelo and second of Mr. Hart, it was unanimously voted to adjourn and join in the Selectmen's room for the Sign Bylaw meeting.

Respectfully submitted,

Melanie Rich, Secretary

Date Accepted: _____

By: _____
Linda Isgro, Chairman