



TOWN OF WEST BOYLSTON ZONING BOARD OF APPEALS

127 Hartwell Street * West Boylston MA 01583 * zba@westboylston-ma.gov

MEETING MINUTES

February 24, 2014

Chairman: John Benson

Members Present: Jon Meindersma (Vice-Chair), Francis Cahill (Clerk), Kristina Pedone and Charles Witkus

Others Present: David Femia (Associate Member), Paul Hennessey (Associate Member), and Secretary Toby Goldstein

Members Absent: Aaron Goodale, III (Associate Member).

The meeting was called to order at 7:30 p.m. by Mr. Benson.

Mr. Benson read the names of all full members and associate members that were present.

Continued Public Hearing, GC CF New England, LLC, Petitions for (3) Special Permits and Sign Variance, 114 Worcester Street (Cumberland Farms):

John Smolak, attorney for the petitioners, contacted the board by e-mail on February 13, requesting to withdraw all petitions (this request letter is on file). The board agreed with Mr. Benson's suggestion that they should not vote on the request this evening, pending clarification on the board's obligations regarding this request.

Minutes of 12/16/2013 Meeting:

The board reviewed the minutes and made corrections. When there were no further comments, Mr. Meindersma moved to accept the minutes as amended. Mr. Cahill seconded. All in favor.

Minutes of 1/27/2014 Meeting:

After review of the minutes by the board, with corrections made, when there were no further comments, Mr. Meindersma moved to accept the minutes as amended. Mr. Cahill seconded. All in favor.

Letter from Iqbal Ali at Crescent Builders:

On February 14, 2014, the ZBA received a letter from Mr. Ali, dated 2/12/14, informing the board that Crescent Builders now owns the property located at 94 North Main Street, and that he would like to have a meeting with the ZBA to discuss changes proposed by himself and the Fire Department (letter on file). Mr. Benson addressed this letter at tonight's meeting for informal discussion by the board, stating that no official requests to appear in front of the board have been filed yet. (On January 29, 2014, Building Inspector Mark Brodeur notified Crescent Builders that he was prepared to issue a Building Permit for Bldg. C, Units 1 through 54, but with certain conditions, one of which was approval of ZBA of the change of ownership- this letter is also on file). Mr. Benson explained that Crescent Builders is affiliated with the Oakdale 40B project; the board voted at the 5/28/2013 public hearing, at which Barre Savings Bank petitioned to extend the 40B permit for 94 North Main Street, to transfer the 40B permit to the successor. He continued that, since then, there have been no dealings between Mr. Ali, Crescent Builders, and the board, except a vote by the board at the 10/28/13 meeting to deny a request by Mr. Ali to convert certain Afra Terrace affordable units to market rate units. Mr. Hennessey asked if the board needs to act to transfer ownership of the property, and Mr. Benson replied that the board does not know yet what the proposed changes are. Mr. Femia opined that the applicant would need to show approval of DHCD to transfer ownership.

Mr. Benson asked if there was anything else that the board wanted to add, and with no more questions or comments, Mr. Meindersma moved to adjourn the meeting at 7:54 p.m. Mr. Cahill seconded. All in favor.

Respectfully submitted,

Toby S. Goldstein, Secretary

Date Accepted: _____ By: _____

