

Annual Report of The West Boylston Planning Board Fiscal Year 2010

The Planning Board consists of five (5) members, who are elected for five (5) year terms. In the period from July 1, 2009 through June 30, 2010, the Board held twenty (20) regular meetings, four (4) public hearings and ten (10) continued public hearings. The Board met once in executive session during this year.

Subdivision Control

The Planning Board signed one (1) plan for dividing lots that we certified as ANR (Subdivision Approval Not Required) plans.

No new Subdivision plans were received.

The Worcester Corporate Center subdivision roads are still incomplete. The approval is valid until February 1, 2012.

Site Plan Review

While new construction slowed during this fiscal year, the Planning Board continued to work on Site Plan Reviews, which is required under Section 3.6 of the town's zoning for many commercial, industrial, and multifamily building projects. In addition to Site Plan Review, a Special Permit from the Planning Board is required for specific uses.

Three (3) new Site Plan Review Applications were received in this fiscal year, including one that required a Special Permit for a Wireless Communications Facility.

The American Red Cross on Century Drive submitted a request to Amend an Approved Site Plan to expand their parking area. This project was approved and completed during the year. The Certificate of Completion was signed February 24, 2010.

Star Tower Company, LLC and T-Mobile Northeast, LLC proposed a new Wireless Communication Facility on Century Drive near the FedEx building. This project involves the construction of a new 100-foot monopole, an access drive and associated equipment. The Special Permit and Site Plan Approval were issued on May 12, 2010.

The owner of the property at 16 Woodland Street submitted a plan to construct a two-story 2,378 square foot addition to the existing structure creating a total of 7,274 square feet. The building was being used to house offices and warehouse space for Eagle Environmental and had previously included a retail store. The original application proposed additional warehouse space, pet related retail and a pet grooming business. During the public hearing process, the pet grooming use was deleted from the application. The Site Plan Approval was issued on June 9, 2010.

Several previously approved projects requested changes to their approved Site Plans during the year. The Approved Plan for Gerardo's Business Center and Italian Bakery on West Boylston Street included relocating a single family house to the rear of the lot. The applicant submitted a request to demolish the house and pave the area in the rear for parking. This new plan provided for improved use of the lot and did not increase the impervious area.

Verizon Wireless requested a modification to their approved co-location on the tower on the West Boylston Water District property on Beaman Street. Due to some legal issues with obtaining easements, they requested to temporarily install microwave antennae on the tower. The Planning Board voted to allow the temporary use of these antennae for no longer than one year.

Two modifications to the Angell Brook CCRC approvals were granted. The applicant requested a change to the layout of the remaining buildings due to a change in the Building Code. Instead of 16 buildings, he proposed to construct 22 buildings. There is no increase in the number of units or changes to the utilities, lights, roadway, grading, landscaping or drainage. There will be a decrease in impervious area. Also, the original approval stipulated that three of the units at Angell Brook would meet the affordable standards as a Local Initiative Project. The applicant was unable to obtain any reduction in sewer or other town fees to support these units. The Site Plan Approval was modified to provide for two affordable units.

While As-Built Plans were received for the Gates Brook condominium project in March of 2007, the requested corrections at this site have not been made and the project is incomplete.

Zoning Bylaws

No changes to the Zoning Bylaws were proposed during this fiscal year. However, several changes were discussed by the Board during the year. Some of the topics of discussion were: a wind turbine bylaw, changes to the sign bylaw, a change to expand the number of habitable buildings per lot under certain circumstances, and cluster zoning. Many of these proposals are still under discussion. Work began on a new Cluster Zoning bylaw that will provide for an alternative subdivision design. Public Hearings are required before any proposed changes can be brought to Town Meeting.

Other Activities

During this fiscal year, the Planning Board met several times with the Housing Partnership to help develop the Housing Production Plan. The town has contracted with Trish Settles of the Central Massachusetts Regional Planning Commission to draft this document.

We continued to work with the Town-Wide Planning Committee (TWPC) to implement the Master Plan and worked on the draft updates to this plan. Board members also served on the Housing Partnership, the Economic Development Task Force, Open Space Implementation Committee, the Transportation Committee, Bylaws Committee, Earth Removal Board and Community Preservation Committee.

Finances

The Planning Board continued to serve the town with no funding from the town budget during Fiscal Year 2010.

Board Members

Mr. Vignaly was re-elected to the board for another 5-year term at the April 6, 2010 election.

During most of this year, Mr. Salate served as Chair and represented the Board on the Bylaws Committee and the Transportation Committee. Ms. Halpin was elected Vice-Chair, served on the Community Preservation Committee and the Housing Partnership. Ms. Paré was elected as Clerk and representative to the Town Wide Planning Committee. Mr. McKeon was elected Treasurer and represented the Board on the Economic Development Task Force and the town at the Central Massachusetts Regional Planning Commission. Mr. Vignaly was the Board's representative to the Earth Removal Board and the Open Space Implementation Committee.

Respectfully submitted,

Vincent P. Vignaly, Chair
Patricia A. Halpin
Patrick J. McKeon, III
Karen Fenerty Paré
Lawrence E. Salate