



Town of West Boylston  
140 Worcester Street  
West Boylston, MA 01583  
November 28, 2023

Members Present: Robert J. Barrell, Chris Berglund, Marcia Cairns, Anna Mary Kaemer, Marc Frieden and Pat Halpin

Also Present: David Femia and Jennnifer Warren Dymnt

The zoom meeting opened at 6:00 PM. On roll call the above members answered in the affirmative.

The minutes of the October 24, 2023 were read and approved on a motion by Mr. Berglund and seconded by Mr. Frieden. This motion was approved by roll call by all.

Ms. Halpin asked if there were any updates from town boards. The Town Administrator advised that 18 Malden Street is off the market. This property was proposed as a site for a large 40B project. Mr. Frieden updated the Trust on the planning board's review of Westland Circle and Numar Circle.

The Housing Production Plan (HPP) needs to be updated. Ms. Warren Dymnt led a discussion of the State required plan elements. The HPP of Reading and Grafton Massachusetts were examined. The HPP is generally composed by a town planner. Unfortunately, West Boylston does not have the capacity for a full time planner . Part time planners are not available. Needless to say, West Boylston would greatly benefit from the services of a planner not only assisting with housing issues but also with conservation and economic development concerns.

Mr. Berglund offered to produce a draft HPP proposal. Mr. Frieden and Mr. Barrell offered to assist.

Ms. Kraemer led a follow up discussion of SWOT Analysis. Trust members previously submitted their beliefs of the strengths, weaknesses, opportunities and threats. This combined analysis was distributed and Trust members were asked to identify 2 of the most outstanding indicators in each element for follow up discussion at the next meeting. This will be the basis for a strategic plan and action items.

The next zoom meeting is scheduled for December 19, 2023

At 6:49 Mr. Freiden moved to adjourn the meeting. This motion was seconded by Ms. Cairns with the roll approval of all.

Respectfully submitted,

Robert J. Barrell

