



TOWN OF WEST BOYLSTON PLANNING BOARD planningboard@westboylston-ma.gov
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CONTINUED
PUBLIC HEARING MEETING MINUTES
Cumberland Farms
(184-186 West Boylston Street)
January 27, 2016

Chairman: Marc Frieden

Members Present: Vincent Vignaly, Christopher Olson, Cheryl Carlson, Barur Rajeshkumar

Members Absent: None

Others Present: See Attached Sign-In Sheet

All documents referenced in these Minutes are stored and available for public inspection in the Planning Board Office located at 140 Worcester Street.

The meeting was called to order at 7:01 p.m.

Continued Public Hearing (Cumberland Farms) 184-186 West Boylston Street – Tom Reidy (Bacon Wilson, PC), Luke DiStefano (Bohler Engineering) and Tracey Roll (TMC-CF New England) were present.

With regard to the Graves Engineering comment letter of January 22, 2016, the Operation and Maintenance Plan, along with snow storage has been addressed and included on the plan. Mr. Frieden asked about the gravel base thickness. Mr. DiStefano said they utilized the geotechnical report which is referenced in the drawing. He said the subdivision calls for a much thicker sub-base on the pavement. Mr. DiStefano said they don't need that and they use a thicker sub-base for trucks. The board is satisfied with the 4' manhole diameter. Mr. Vignaly asked if they located the old septic system since it was in this area and will have to be removed and good material brought in. Mr. DiStefano said it will be removed. The board agreed that the 4" asphalt and 8" sub-base is adequate. The board is satisfied with the offset of the inlet to outlet inverts of the manholes. There was concern about the impact on the 36" culvert because it is not working above the ten year storm. Mr. DiStefano said it is surcharging back into the wetlands and not causing issues. Colleen Mederior (McMahon Transportation) submitted a copy of the telephone conference she had with Police Chief Minnich stating his opinion that he did not see the need for a crosswalk. Mr. Vignaly believes this is needed, but defers to the Chief's experience. Mr. Rajeshkumar also spoke with the Chief and confirmed that opinion. There were no comments from the audience.

Mr. Reidy provided a letter of the requested sign waivers. Mr. Olson felt it was clear and understandable. Mr. Vignaly questioned if they thought the Zoning Bylaw regarding the gas price portion 8 square feet vs. 32 square feet in area was unclear. The bylaw refers to 8 square

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feet for just the changing electronic portion and allows up to 32 square feet for the titles and other surrounding lettering. How much is electronic? Mr. Reidy said 8 square feet is specific to the gasoline numbers; they are proposing 20 square feet for the gasoline numbers. Only the letters and symbols are illuminated. Mr. Vignaly would like to see the signs reduced. Mr. Olson asked about the request for having the electronic displays at the individual pumps. The bylaw says that maximum display area for digital signs is 12 square feet; they may be in “waive strict compliance”. Mr. Frieden noted that some electronic displays at pumps are loud. Mr. DiStefano said the volume is adjusted from inside the store. Mr. Frieden said there was interpretation about non-text messages, so leaving it saying “non-text” leaves it open to interpretation and difficulty with enforcement. The 80 square foot standing sign will be reviewed. Mr. Vignaly asked what is the total area for the changeable portion of the sign. Mr. Reidy noted that it is 36.5 square feet (10 square feet for smart pay/regular price; 10 square feet for diesel, and 16.5 square feet for the electronic display).

Mr. Vignaly made a motion to close the public hearing; Ms. Carlson seconded; all voted in favor; motion approved. Ms. Carlson made a motion to approve all waivers with the exception of #11 to reflect “static text” only, and #13 to include “not to exceed 8 inches by 8 inches” language. Roll call vote: Mr. Rajeshkumar YES; Mr. Olson NO; Mr. Frieden YES; Ms. Carlson YES; Mr. Vignaly NO. Mr. Olson made a motion to approve the Site Plan for Cumberland Farms (184-186 West Boylston Street). Roll call vote: Mr. Rajeshkumar YES; Mr. Olson YES; Mr. Frieden YES; Ms. Carlson YES; Mr. Vignaly YES. Mr. Vignaly made a motion to approve the design as under the Stormwater Bylaw for a permit for construction; Mr. Olson seconded; all voted in favor; motion approved.

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich