



MEETING MINUTES

May 10, 2023

Members Present: Sarah Miles (Chair), Marc Frieden, Vincent Vignaly, Barur Rajeshkumar, Francesco Lopriore

Members Absent: None

Others Present: Jimmy Ricciardi, John Grenier, Gary DeWolfe, Ashley Quist, Hayssam Yaghmour, George Tignor (Building Inspector), Dave Femia, Jennifer Warren-Dyment (Town Administrator)

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

The Chair opened the meeting at 7:00 p.m. Members Present: Vincent Vignaly, Barur Rajeshkumar, Marc Frieden, Francesco Lopriore, Sarah Miles

Citizens' Comments – Dave Femia thanked Ms. Miles for her 5 years of service; she's been a great Chairperson.

Public Hearing: Century Drive – Site Plan Review, Special Permit and Stormwater Management Permit applications submitted by Birdland Hill, LLC for the proposed construction of 9 industrial buildings on 4 lots on Century Drive, West Boylston MA

The hearing notice was read into the record. Jimmy Ricciardi, John Grenier and Gary DeWolfe were in attendance. Mr. Grenier said they are proposing to develop the last section of Century Drive; they will subdivide the 25-acre parcel into 4 parcels with 2 smaller 2.5 acre lots with one building each and two larger lots. The northeastern large lot will have a driveway access for three buildings; they removed one of the buildings and increased the square footage of the front building on the southerly half; there is a 30-foot-wide access drive to access the three commercial buildings; it will be leasable space with multi-tenants. There may be modifications when tenants come in. They will start with the buildings in the front first. There will be extensive cuts for the three buildings; side slopes will be 2:1. The excavated rocks generated will be used if needed. Run off will be captured through catch basins and manholes; there will be a culvert swale along the shoulder of the road. The sewer and water, drainage and electrical stubs are in; once the gas is in they can pave it. They didn't have the original drainage calculations when it was designed for the whole subdivision but it was supposed to be designed to handle runoff volume from FedEx and future development. The basin can handle what goes into it right now. In order to be able to handle the additional runoff, they plan to increase the volume between the outlet pipe at the bottom of the basin. They will clean the basin to give it more storage volume and it will be in compliance with the DEP stormwater management standards. They will do a test pit as recommended by VHB; provide a photometric plan (they may need light poles for the driveway); and provide a landscape plan. Each building will be sprinkled; fire hydrants will be in front of some of the buildings; there will be an auto turn for emergency vehicles. Mr. Frieden asked for parking space quantities, what was the use. Mr. Grenier said it could be an office in the front and storage in the back.

Lot 1 requires 39 spaces and they are providing 63; Lot 2 requires 8 spaces and they are providing 14; Lot 3 requires 16 spaces and they are providing 17; and Lot 4 requires 33 spaces and they are providing 54. Mr. Vignaly said they are keeping a lot of options open but when the board is doing a review, he can't see the board voting on something without knowing specifics. Mr. Grenier said for what they anticipate the use to be that is what they are designing for; office space with garage space in the back. If there is a change of use for parking or the layout, it would have to come back to the board. Mr. Grenier said there is a 20-foot grade change. VHB asked them to look into connecting to go through their site. Mr. Grenier said because there is a 20-foot difference in elevation from one side to the other, it wouldn't make sense. There will be two separate lots and two separate owners. The owners don't feel it is appropriate for the use and how access will be controlled.

Mr. Frieden asked if they would have buildings on the grade or high enough for a dock. Mr. Grenier said it's set up for garage doors right now but could be dock doors and accommodations made for drainage. Mr. Vignaly asked if they are meeting all the zoning requirements. The frontage requirement is 150 feet; he was told to make sure it meets the bylaw. There will be an ANR to divide the lots. The board is doing a site plan review for four lots; the application needs to include all permits being requested since it is an industrial park so the board can response to what they are asking for. Mr. Rajeshkumar said the Earth Removal Board application is pending. Mr. Vignaly asked how they were getting the stormwater quality treatment to meet DEP standards on the site; it has to be on the site, not in the detention basin. Mr. Grenier asked if the board needed 80% treatment on site because they will get some credit with the detention basin; there will be pretreatment going through deep sump catch basins and the swale before it goes into the detention basin. VHB also said there is a potential vernal pool and wanted to make sure all the water is not going to the detention basin. It will go through a stormceptor which ultimately goes to the vernal pool. They are taking credit for the detention basin as part of the treatment. They are in an easement that is deeded to the town; it will need DPW approval. Mr. Rajeshkumar asked if the detention pond was only for FedEx. Mr. Grenier said FedEx has their water going into the basin as well as Century Drive going into it. Along the shoulder of the road there is an existing swale and a culvert pipe under the driveway for FedEx which captures a lot of the runoff from the site currently. They are now creating impervious area and need to treat it and make sure there is enough volume. Mr. Vignaly said there is a 30-foot screening strip requirement to residential uses in residential districts; the abutting land in West Boylston is a residential district. Mr. Ricciardi met with the Boylston Water District and they didn't have any issues. They should consider a ditch in the terracing. Mr. Vignaly asked if they could evaluate putting in a catch basin or swale. Mr. Grenier said it's approximately a 30-foot drop and explained how it is being captured. Mr. Vignaly said in the industrial zone there is a percentage requirement for impervious. Mr. Grenier said the maximum lot coverage is 40%; they have 10%, 9.6%, 11.8%, and 12.5%. Comments were received from the Municipal Light Plan, DPW and Police; no architectural drawings were received. Mr. Grenier said they could provide typical drawings. Mr. DeWolfe said they will be similar to Hartwell Street; signage will be at the base of the road. Mr. Vignaly asked if they could loop the waterline through their site; Mr. Grenier will check. Mr. Vignaly commented on no parking in front of the building. Mr. Grenier said it does have parking in the front but doesn't make sense for this application. He was told to check zoning and see if he needs a variance from the ZBA or a waiver from the Planning Board. Mr. Grenier said either way they will put landscaping in the front. The driveway is 30-feet wide for tractor trailer and commercial vehicles.

The Chair asked for public comment. The Building Inspector reminded them that new energy codes will be in place in July. Ashley Quist (51 Worcester Street) said the law requires a handicap accessible charging station; laws are happening with regard to Electric Vehicles. No comment was received from

the Fire Chief. Mr. Grenier will address the comments and hopes to get it to VHB within a week. Mr. Rajeshkumar made a motion to continue the public hearing for Century Drive to July 12, 2023 at 7:05 p.m. Mr. Frieden seconded; all voted in favor; motion approved. Action items for Mr. Grenier are to verify lot widths, meet stormwater standards, look at reducing driveway width, screening on the back, signage, and remaining items from VHB; architectural drawings, looping the water lines, and defining the uses.

New Business:

249 West Boylston Street (project never started and the property has been sold) – Approve closing out and returning balance of funds to John Smalanskas – Mr. Vignaly made a motion to close out the account for 249 West Boylston Street; Mr. Frieden seconded; all voted in favor; motion approved.

West Boylston Open Space and Recreation Plan Update – Mr. Vignaly said the Open Space and Rec Plan will expire in October and they are looking for assistance from the public and boards to do an update. The Town Administrator's thought was to ask CMRPC for assistance. No action by the board was needed tonight.

Informal Discussion: 19 West Boylston Street Used Car Parking Expansion – Hayssam Yaghmour was present. He wants to increase the number of cars he can have for sale on his lot from 8 to 14. The Building Inspector told him to come to the Planning Board. Mr. Vignaly said there are two non-compliant lots side by side owned by the same owner. He needs to meet all the zoning requirements. He wants to add 6 parking spaces, though his original request to the Selectboard was for 30. Mr. Vignaly asked how many parking spaces he had for his service station and was told 8-10. It was explained to him that if he exceeds 15 parking spaces on his lot, he needs a site plan review. He could have 5-7 on one or either lot. Mr. Rajeshkumar said he needs to get a site plan and know how many cars he will park at the site; a surveyor could help him with it. Mr. Vignaly said the board works on parking spaces, not the use. After the site plan review he can go to the Selectboard to request an increase to his license. Mr. Yaghmour was told to look at the zoning bylaw for site plan review; read the regulations to see if its more than he can do. If he has less than 15 on both lots, he can work with the Building Inspector to make sure he is in compliance.

Old Business:

Kadoodles (Woodland Street Project Status) – VHB needs to do a preconstruction meeting and provide a project assessment because the project is half way completed. Mr. Tignor said it was changed to a single residence but they needed more students in the daycare so they went back to the original plan. Work has stopped and there will be no inspections until they satisfy the board according to the site plan review approval. The board needs to review the approval, check for the construction fee, and get an evaluation from VHB. Mr. Tignor said all he knew was that it was a single residence house. They will be asked to attend the next meeting to explain what is happening before we send VHB out. Mr. Tignor will have them send the board an email request to be on the agenda.

Reports from Other Boards: None tonight

May 15, 2023 Semi-Annual Town Meeting Article Review/Recommendations/Article Explanations/Planning Board Spokesperson – The Town Administrator is planning to put explanations on line tomorrow in order to provide as much information as possible for residents. At the town meeting the

residents will receive a version of the warrant that has the warrant article as printed; under each warrant article is the explanation. The explanation also refers to a handout to the redlined version of the warrant.

Articles 21-26 were reviewed, recommendations made and explanations discussed. Ashley Quist had many questions/comments on the articles. She was given some explanation but was told that tonight the board is discussing what they will present at town meeting. The proposed changes have been an agenda item since November 2022 and a public hearing was held April 12, 2023.

Mr. Lopriore made a motion to recommend approval of Articles 21-26; Mr. Rajeshkumar seconded; all voted in favor; motion approved. Ms. Miles will make the motions at the town meeting.

Invoices were approved for payment.

Mr. Frieden made a motion to accept the draft March 22, 2023 and April 12, 2023 as written; Mr. Lopriore seconded; all voted in favor; motion approved.

June 14, 2023 at 7:00 p.m. was confirmed as the next regular meeting date and time.

Mr. Rajeshkumar made a motion to adjourn; Mr. Frieden seconded; all voted in favor; motion approved.

The meeting was adjourned at 9:42 p.m.

Date Accepted: _____

By: _____
Marc Frieden, Clerk

Submitted by: _____
Melanie Rich