



PUBLIC HEARING MEETING MINUTES
Briarwood Continuing Care Retirement Community
May 9, 2018

Members Present: Vincent Vignaly (Chair), Marc Frieden, Cheryl Carlson, Paul Anderson, 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 Chair opened the Public Hearing at 7:00 p.m. The hearing notice was read into record. In attendance were Robert Longden (Bowditch & Dewey), Kevin Kozak and Sara Maseillo (Cutler Associates) Paul Boehler (CEO Salem Community Corporation and owner of Briarwood CCRC), Robert Weidknecht (Beals & Thomas).

Attorney Longden explained that Briarwood Community Care Retirement Community is partially in West Boylston and partially in the City of Worcester. There are presently 275 units consisting of 105 cottages, 64 independent living apartments, 24 assisted living apartments, and 82 beds in Knollwood Nursing Home. The project was originally approved by the board in 1991 and MEPA (Secretary of Environmental Affairs Office) for 344 units. In 2000, the number was reduced to 340 units based on modifications to the project at that time. The last phase of the project is proposed for 24 independent living units, 12 unit memory care units, and 16 future apartments to be used as a mixed use, bringing the total number of units to 327. They are looking to amend the Special Permit and Site Plan Approval as well as a Stormwater Management Permit.

Mr. Kozak said it is a three-story building; he described the site and explained the site plan. There are 40-44 underground parking spaces and a link building that will connect with the Birches Building. He explained the levels of the building; architecturally it is the same as what is there. Mr. Weidknecht explained the existing conditions and proposed conditions. A great deal of the existing infrastructure is in place providing services to the Birches Building and the Community Center Building. Utilities are within the street; water and sewer are serviced by the City of Worcester. There is a wetland on the east side of the property. They have been before the Conservation Commission; the hearing was kept open until they came before the Planning Board. He showed the location of the buffer zone on the site plan along with the location for proposed wings of the building. They are planning for future development in its entirety. The stormwater system is designed with three subsurface detention basins to reduce flows from the additional buildings and parking. Pedestrian access was created in the existing parking area to the connector link building, the driveway rises slightly from the existing grade to the garage. A SWPPP and Operation & Maintenance Plan was submitted. Comments were received from the Water Department referring the drainage to the City of Worcester. Mr. Weidknecht said they met with the Fire Chief regarding his concerns. When the original survey was done on the property, there were a number of parking spaces along the outside edges of the existing parking area.

Today, the number of parking spaces is two less. They believe the Fire Chief met with Briarwood and had them remove that parking to create a fire lane. It is a situation that will need to be approved by the board. The Fire Chief also had a concern about having to back out from the dead-end fire lane that goes around the back of the Birches Building; providing a turnaround was discussed. This turnaround will need approval from the Conservation Commission because it is in the buffer zone. The Fire Chief has requested more detailed information on the plumbing and where the fire department will connect. Mr. Weidknecht felt it was not necessary to do an additional traffic study since the original plan was approved for 344 units and they are still below that; they would request a waiver. They would also request that the board accept stormwater designed for a storm using the old TP40 rainfall intensities instead of the current NOA data because it would be a burden to upgrade the system to accommodate a 10% increase of stormwater flows.

Mr. Amico (VHB) did have conversations with the engineer about drainage and is confident they can comply with what needs to be provided. He had no issue with supporting a waiver for the traffic study if one was previously done. He would also have no issue if the applicant can state that the overall comprehensive stormwater system was done with TP40. Mr. Amico will expect a written response from the applicant and will resolve any outstanding issues, if any.

Mr. Anderson asked if the stormwater system and treatment would remain the same. Mr. Weidknecht said one of the comments pertained to the type of stormwater treatment units being used. Currently they have stormceptors but will look at using something different. Mr. Vignaly said they will have to comply with the DEP stormwater standards as well as the town's regulations. Mr. Weidknecht was asked if soil testing has been done where the infiltration will be. Mr. Weidknecht said they are not providing for infiltration because of the bedrock; there will be a series of 48" diameter pipes. The TSS removal is accomplished through the stormceptor units at various locations. Parking lot runoff is treated before it gets into the system.

Mr. Vignaly talked about the parking spaces being short two spaces. Mr. Weidknecht was asked what the parking calculations were if there is a function. He said they were based on residential units. They were asked to review the numbers and have VHB verify them. If they can't meet the required parking spaces, they may have to take away a unit or two. The board will require proof of the acceptance or approval from the City of Worcester for the water and sewer use. Mr. Vignaly asked about the requirement that 25% of the CCRC be held as protected open space. Mr. Longden said he could not locate any documentation depicting the locations of these areas. Mr. Vignaly said it was included in the approvals that they would provide a plan showing where the 25% open space was to be located, but a plan was never received. The board would like to see that as part of this application. This was discussed during the initial discussions.

Mr. Rajeshkumar made a motion to continue the public hearing to June 13, 2018 at 7PM; Mr. Frieden seconded; all voted favor; motion approved.

Date Accepted: _____

By: _____
Paul Anderson, Clerk

Submitted by: _____
Melanie Rich