



**TOWN OF WEST BOYLSTON PLANNING BOARD** [planningboard@westboylston-ma.gov](mailto:planningboard@westboylston-ma.gov)  
140 Worcester Street \* West Boylston MA 01583 \* Phone 774-261-4073

**PUBLIC HEARING MEETING MINUTES**

**65 West Boylston Street**

**Marijuana Retailer and Product Manufacturer – Ganesh Wellness, Inc.**

**September 11, 2019**

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

Members Absent: Paul Anderson

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 7:30 p.m. Present from Ganesh Wellness were Neel Patel, Secretary; Jaydev Patel, Team Member; Chandrakant Patel, Team Member; Meg Sanders, Team Member; Matthew O’Boyle, Phase Zero Design, Architect; and Corinne Tobias, Green International Affiliates, Inc, Project Manager.

Mr. O’Boyle said they have been addressing VHB’s concerns. Wayne Amico (VHB) said he provided a comment letter dated September 5<sup>th</sup> which the applicant provided a response to today. They have addressed all the items and updated the site plans. The only remaining issue is documentation that the stopping sight distance and intersection sight distance were met for the driveway. Mr. Amico provided comments on the traffic impact access study dated September 3<sup>rd</sup> and sent a follow-up letter today saying all concerns have been addressed to satisfaction from a traffic standpoint. Mr. O’Boyle also spoke with the Police Chief who provided a comment letter dated September 10<sup>th</sup>. The Police Chief will be the determining factor to make changes if needed. Mr. Amico said from his perspective, everything has been resolved from an engineering and traffic standpoint.

Corinne Tobias (Traffic Engineer) said the stopping sight distance was done from the sight driveway and also from West Boylston Street at the sight driveway. They assumed a speed of 45 mph. The sight distance from the south is 360 for 45 mph. The traffic and parking mitigation plan as discussed with the Police Chief was talked about. The Police Chief agreed that they will operate a “soft opening” until he decides that public safety and the effect on the area retail shops will not be negatively impacted. A stop bar and stop sign have been provided as requested. ADA parking access has been reconfigured; they now have two van accessible parking spaces. Notes for landlord work are included on the plan.

Mr. Rajeshkumar asked about the adjacent property and fencing. Mr. O’Boyle said they were reviewing that with the property owner and the adjacent tenants. There has been some discussion between the property owner and the residents that they don’t feel is appropriate for them to be involved in. His understanding is that the path is currently used by residents to access the stores. They do not want to cut off access, but would be willing to plant shrubs and other natural vegetation to prevent future use. Peter Shoreys (Wachusett Estates) would prefer to have a short fence installed in the wooded area, but not back near the building. Mr. Vignaly said a fence is

needed; the board asked for one at the last meeting, and that's what was said at the initial meetings and public hearings that he has heard from the neighbors who want a fence to block the through traffic. The board will want to see a fence or something signed off from the trustees or neighbors saying they don't want it; they don't want any traffic cutting through. Mr. Amico recommended that either the applicant or the property owner agree to put up a fence at their property line or agree to landscaping tonight and the number of shrubs or trees to be planted; it should not be subjective. The existing path is approximately 16" wide. Mr. O'Boyle suggested four or five shrubs and something that can survive a great deal of shade possibly 24" wide, 6' arborvitae and 4 shrubs along the path.

Regarding the soft opening plan, the Police Chief did not state a timeframe. Mr. O'Boyle explained the mitigation plan. Mr. Vignaly commented on the stormwater basin on the north end; there are woody trees growing in it; the board will want that to be included in the maintenance. There is an odor mitigation plan; it is a charcoal filtrated system that has a modular setup. Mr. Rajeshkumar asked about parking. Mr. Shoreys' main concern was the use of the elevated area that was originally intended to be parking. Mr. Vignaly said if there are any issues, they will go back to soft sales and have to come back to the board. Mr. Amico said the Police Chief does not support any parking in the upper lot. Ms. Tobias said they are not pursuing parking in the upper area; it is not viable due to the poor sight distance onto West Boylston Street. Mr. Amico said there will be six retail marijuana stores within a 20-mile radius. Ms. Miles said there will a review after 45-days. Mr. Rajeshkumar made a motion to close the public hearing; Mr. Frieden seconded; all voted in favor; motion approved.

Date Accepted: \_\_\_\_\_

By: \_\_\_\_\_  
Vincent Vignaly, Clerk

Submitted by: \_\_\_\_\_  
Melanie Rich