



TOWN OF WEST BOYLSTON PLANNING BOARD planningboard@westboylston-ma.gov
140 Worcester Street ** West Boylston MA 01583 ** Phone 774-261-4073

PUBLIC HEARING MEETING MINUTES

29 Prospect Street

5-Bay Garage, Storage and Training Facility for the Municipal Lighting Plant

March 9, 2022

Members Present: Paul Anderson (Chair), Marc Frieden, Barur Rajeshkumar, Vincent Vignaly

Members Absent: Sarah Miles

Others Present: See attached Sign-In Sheet

The Chair opened the public hearing at 7:10 p.m. The hearing notice was read into record. Jonathan Fitch (WBMLP General Manager); Marie Sorensen (Sorensen Partners); and Jim Devellis (DLI) were in attendance. Mr. Fitch said the building will be much smaller than what currently exists; there will be much less impervious space; and the building is designed to match the neighborhood. The existing building will be removed. The new building will have 5 bays. The bays used at 4 Crescent Street will be used as a storage facility and for deliveries of receivables or materials. The new building will be for the vehicles, training and office space for employees only. Existing curb cuts will be utilized; peer review has been completed with VHB.

Mr. Devellis said they will be submitting a waiver from the 20 scale site plan requirement. He explained that impervious was reduced for the building and parking. Erosion controls and construction fencing will be installed around the site; there are 9 parking spaces, 3 are handicap; snow storage was shown on the plan; no dumpster outside. Mr. Vignaly asked about the crushed stone area where the poles are going to be stored and was told that it is only for a pole trailer (no poles). Mr. Devellis said water comes from the front and has been cut and capped; they will connect to the existing sewer line. For stormwater, the roof water will be collected; there is a storm swale and vegetated water quality that collects all the water and brings it to a bioretention area. Wayne Amico noted that they did a soil boring; it doesn't hit groundwater and the soil is sand and gravel. Mr. Devellis said they did not take that into account when they did the detention basin and treating it as that nothing goes into the ground and it works fine; it is ultra-conservative and a high safety factor. Mr. Vignaly said the DPW Director asked about the runoff at the garages. Mr. Devellis explained how the sewer line comes into the building and that each bay will have a bay drain and oil and gas separator that goes into the sewer. The landscaping plan was explained. A Drainage Report and Operation & Maintenance Plan as well as a traffic memo was provided.

Ms. Sorensen said the exterior lighting on the building has a height of 5-feet and will point downward. On the portion of the building that is designed to look more like a house, it's more like a sconce; the lighting at the cupola will not be shielded down but are not incredibly bright, and they can be separately turned off. She explained there are two existing street lights. Mr. Anderson commented on the brightness of one of the lights on Central Street east of the site. Mr. Fitch said that was shown and said customers now request the Light Department put in private property protective lights (which are typically spotlights shining on their parking areas from a utility pole).

Mr. Vignaly was concerned about the lighting because in the past on other projects the board was told that shielded, full-cutoff, no glare lights were approved. We then find out months later that there are flood lights on utility poles creating glare along Route 12, like at Flagg RV and the Manor Restaurant. He has also received complaints about the lighting at the Crescent Street WBMLP building. Mr. Vignaly believes when the Light Department puts private property protective lights in at the request of the property owners, it is often in violation of zoning and has asked the Building Inspector to enforce it, but it is difficult to enforce. Mr. Fitch prefers not to have any; it is expensive to incentivize customers to do something on their own. Ms. Sorenson commented that there is a potential to install Electric Vehicle chargers in the future. That traffic pattern would be a change and they should file with the board before moving ahead on that.

Mr. Devillis said they responded to VHB's comment letter. They have received a special permit from the ZBA. DPW submitted a comment letter. The Building Inspector said he had no comments because he hasn't seen a full set of plans to know what they are doing and how. After he reviews them he will comment to the Light Department what needs to be done as far as code is concerned.

The Chair asked for public comment. David Femia thought it was a great project and an improvement over what is there. Mr. Rajeshkumar made a motion to close the public hearing; Mr. Frieden seconded; all voted in favor; motion approved.

There was discussion on the waiver request because of the bylaw wording. Mr. Vignaly made a motion to approve the waiver for the scale of the drawings; Mr. Rajeshkumar seconded; all voted in favor; motion approved. Mr. Rajeshkumar made a motion to approve the Site Plan Approval and Stormwater Management for the West Boylston Municipal Lighting Plant at 29 Prospect Street; Mr. Frieden seconded; all voted in favor; motion approved.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich