



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

Kidoodles Child Care Center of Holden

659 Shrewsbury Street, Holden & 275 Woodland Street, West Boylston

April 14, 2021

Members Remote: Paul Anderson (Chair), Marc Frieden, Vincent Vignaly, Sarah Miles, Barur Rajeshkumar

Members Absent: None

Attendees Remote: Wayne Amico (VHB), Wes Flis (Whitman & Bingham Associates), Linette Roche (Owner)

The Chair opened the continued public hearing at 7:05 p.m. Wesley Flis (Whitman & Bingham Associates) participated. Wayne Amico (VHB) provided a letter to the board on April 9th; there were some outstanding comments. The peer review letter was reviewed and Mr. Flis addressed the comments. Eight additional parking spaces are proposed. Ms. Roche said she is currently licensed for 74 students; she is hoping to reach 78, but there could be 80 students. Light poles are not proposed, only building-mounted scone-type lighting (the specific type has not yet been determined); it can be made a condition of approval. Mr. Amico said to provide a cut sheet prior to a building permit. One test pit was done; they will provide the data. Mr. Vignaly asked if it will be at least two-feet higher than the groundwater depth. Mr. Flis said the elevation is on the ground elevation. Mr. Vignaly asked if there was a liner in the forebay and was told no. A hydro-flow test will be done. Water will be served by the town. The dumpster pad will be moved to the corner and be screened with a fence. The vinyl fence has been extended; no headlights will go to the abutting property; snow will be forced down the hill to the back of the property towards the basin. Regarding sight distance, the left exit well exceeded the sight distance requirement, the right was more difficult to achieve. They noted excessive speed has been a problem on Woodland Street and requested to work with the DPW to improve the existing sight distance.

Mr. Frieden asked if the building was still a two-story building and asked about the view of the new building from the neighbor's house. Mr. Flis said it is a two-story building that will look like a single-family house; there is 20-feet of trees and a fence between the neighbor's house and the new building.

Mr. Anderson asked for public comment. Hearing none, Mr. Vignaly made a motion to close the public hearing; Ms. Miles seconded; roll call vote: Frieden-yes; Miles-yes; Vignaly-yes; Rajeshkumar-yes; Anderson-yes; motion approved. Mr. Flis will check for any waivers that may be requested.

Date Accepted: _____

By: _____

Vincent Vignaly, Clerk

Submitted by: _____

Melanie Rich