



**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**  
**Lot 54 Century Drive**  
**9 Industrial Buildings on 4 Lots**  
**July 12, 2023**

Members Present: Barur Rajeshkumar (Chair), Vincent Vignaly, Marc Frieden, Francesco Lopriore, Kevin LaClaire

Members Absent: None

Others Present: John Grenier

John Grenier (JM Associates) said they received notification from VHB that their review would not be ready for tonight's meeting but he wanted to discuss a few items. The project has changed to eight buildings on four lots on the easterly side of Century Drive; Ricciardi Brothers is in the process of completing the build-out. They are proposing an industrial development with one building on lot 2 and three buildings on the southerly portion which will be accessed by their driveway. Mr. Vignaly said there are multiple lots and multiple buildings, but the board has only one application; they would receive only one decision if it's approved. They may want to consider separate applications; Mr. Grenier will talk with the client's attorney.

They provided for truck turning maneuvering and for emergency vehicles access; there are no issues with the turning radius. They will be making some modifications to the detention basins to add additional volume to bring it to current standards. The original design plans called for a proposed chain-link fence around the basins; it was never installed. Given the location, Mr. Grenier asked if it was necessary and appropriate. On the original development plan on lot 1, parking was located face to face; they flipped it; now there is only parking on the street side; any loading or dumpsters are in the back and will be screened; trees are proposed along the frontage of each building; a photometric plan was provided; signage is proposed for each lot. Between lot 2 and lot 3 there is a 9-foot elevation difference from pad to pad and didn't think it made sense to connect them. Mr. Vignaly said access should be for pedestrians, not vehicles. The board asked about safe pedestrian access. Mr. Grenier said there is a sidewalk in front of the parking spaces. Mr. Frieden commented on the access between the lots and said people may want to walk at lunchtime from the building to the street but there is no sidewalk. Mr. Vignaly said it didn't have to be a sidewalk that runs along the roadway, they could put stairs along the space which would give access to the sidewalk in the road. Mr. Vignaly said one shade tree is required for every 10 parking spaces; the sign bylaw allows one standing sign per lot. Mr. Grenier said they have one standing sign at Century Drive. He was reminded that now is the time during Site Plan Review to make modifications. Mr. Grenier was asked if they will loop the water through the site; he was not sure; he will talk to Mr. Ricciardi and Mr. DeWolfe.

Mr. Frieden made a motion to continue the public hearing for Century Drive to August 9, 2023 at 7:05 p.m.; Mr. Lopriore seconded; all voted in favor; motion approved.

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

By: \_\_\_\_\_  
Marc Frieden, Clerk

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