



## PUBLIC HEARING MEETING MINUTES

100 Century Drive

November 9, 2016

Chairman: Christopher Olson

Members Present: Vincent Vignaly, Marc Frieden, Barur Rajeshkumar, Cheryl Carlson

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. Mr. Vignaly read into record the Notice of Public Hearing which was published in the Telegram & Gazette on October 26<sup>th</sup> and November 2, 2016. Tear sheets and green card abutter notifications were received. Barur Rajeshkumar recused himself from the matter due to his affiliation with the UMass Medical School.

Cheryl Lapriore and Chris Philbin (UMass Memorial), Atty. Brian Falk (Mirrick-O'Connell), James Cha (U.S. Healthvest), and Andrew Liston (Thompson-Liston) were present.

The existing office building is located entirely on the Worcester portion of the property with only accessory parking and landscaping located on the West Boylston portion. There will be no changes to the West Boylston portion. The change of use from office to in-patient/out-patient hospital use requires SPR and a Special Permit from the ZBA. 180 parking spaces are required; they have 415 parking spaces. The list of specific waivers was submitted. Mr. Frieden asked about the traffic study waiver. Mr. Cha said patients will be transported from a general hospital and they expect approximately 10-12 transports per day. The circulation pattern allows for vehicles to turn around. There will be 150± employees split into three shifts. Mr. Olson asked about the current level of traffic. Atty. Falk was not aware of any issues with the current layout. The property owner is WCS 100 Century Drive, Inc. The joint venture is "for profit" and taxes will be paid. They hope to have renovations completed and the facility operational by July of 2018. The majority of signs will be in Worcester with only directional signs in West Boylston. They meet the minimum required number and size of the parking spaces (9x18) per the bylaws. Mr. Liston said there will be no re-striping of the parking spaces. Mr. Olson noted that under Section 5.2 B.1) c) of the Zoning Bylaws, hospitals are exempted from further use calculations with regard to parking requirements. Approval was received from the Police Department.

Having no further concerns, Mr. Vignaly made a motion to close the Public Hearing; Ms. Carlson seconded the motion; voted 4-0-1.

The approval letter will be drafted and sent to the applicant for review and a vote taken at the next meeting.

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

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

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