



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

MEETING MINUTES

April 13, 2016

Chairman: Marc Frieden

Members Present: Vincent Vignaly, Christopher Olson, Barur Rajeshkumar

Members Absent: Cheryl Carlson

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.

Malden Brook Realty, LLC (Westland Circle Subdivision Plan) – Andrew Baum (Summit Engineering & Survey, Inc.) said the existing subdivision where they propose to connect was created in the 1970s. It is an 11.2 acre parcel; there is an unconstructed stub on Westland Circle. Surrounding uses include the water tower and residential use. They are proposing a conventional subdivision with 40,000 square foot minimum lots; utilities include a low pressure sewer system; municipal water will be supplied; and there will be fire hydrants. They are requesting waivers to Section VI.(B)(6), Section VI.(C), Section VI.(I) and Section VI.(B)(10). They received a comment letter from VHB. Mr. Frieden read into record the comment letters from the Water District and the Fire Department. The Police Sergeant will send the comment letter for the Police Department since the Police Chief is an abutter.

Mr. Baum will verify whether the project is in the Aquifer Protection District. A Homeowners Association is needed for the maintenance of the sewers and drainage. Mr. Baum said they are proposing individual pumps on the lots with a common sewer line to be shared. It was suggested he check with the DPW to confirm that this is the preferred system. An Operation & Maintenance Plan is also needed. He was told to be sure all lots meet the minimum lot width requirement of 120' point to point (straight line measurement as opposed to a curved line measurement).

Mr. Baum was asked to include a walking path through the subdivision to provide the “connectivity” noted in the subdivision regulations. When work is nearing completion and a surety is being considered, the treasurer would request that it be in the form of cash or savings account.

Mr. Vignaly asked if they received comments from the Conservation Commission; Mr. Baum will check. He will incorporate VHB’s comments in a response letter. He was reminded to conduct soil tests required by DEP for infiltration basins and treatment systems. Lastly, he was

told to be sure the current owner(s) is listed on the paperwork; all owners must sign and legal entities must provide proof of authority to act.

Old Business/Outstanding Issues/Follow-Ups:

1. Complete Streets Policy (BOS Action Update) – The Board of Selectmen acted on the policy per the Planning Board’s request. They have a public hearing scheduled for Wednesday, May 4th to consider adopting the policy.
2. 99 Hartwell Street (Stormwater Permit) – Kevin Quinn said they were able to make the floor of the chambers impervious by adding a liner and “flowable fill”. VHB agreed. Mr. Diverdi slowly filled the chambers. He cut openings in some of the chambers to make sure they could get to all of the corners. Mr. Diverdi bought chambers and cut sections to go over the cut opening as suggested by VHB, which was a much better solution than putting a concrete cap over it. Mr. Quinn is asking the board to make a finding that the system is designed and has been built in conformance to the stormwater management standards and bylaws. The board agreed and the Stormwater Permit will be ready for the next meeting. Mr. Frieden will notify the Building Inspector that the board approved the Stormwater Permit. Mr. Diverdi was given copies of outstanding VHB review bills; the permit will not be released until invoices are paid. He was surprised by the costs, but it was explained that VHB conducted more than seven reviews and site visits to address all his changes and questions.
3. Correct Worcester Corporate Center Expiration Date – The expiration date on the letter was corrected to read February 1, 2019 rather than February 1, 2012. The letter was signed and will be forwarded to the attorney.

New Business/Review of Correspondence/Emails Received:

Tom Reidy (Cumberland Farms Site Plan Modification) – Mr. Reidy said there were three minor changes to the revised site plan: (1) additional pavement markings requested by MassDOT. (2) The canopy support beams changed individual service pump locations (it was either use a huge piece of steel to cantilever the canopy, or move the vertical support beams out a bit). (3) Adding a pipe to accept stormwater runoff from the portion of the parcel to the south of their leased area. He said there is a valid Site Plan Review approval under the Permit Extension Act. Mr. Vignaly said it did not expire, but because they never built the drainage as noted on the previously approved plan, the Cumberland Farms Site Plan Review specifically changed that Approved Site Plan Review and did not include that area. The Cumberland Farms lease area is the area that was referenced in the old Site Plan Review. That site plan approval was based on the liquor store construction and the work that was under it. The board asked Cumberland Farms if they were proposing anything beyond their lease line and we were told they were not. The board issued the approval to supersede the old Site Plan Review approval; the only approval now is for the area within their lease line. Mr. Reidy will take that information back to Cumberland Farms. They were under the impression that there was a 2,500 square foot building and a drainage line that essentially went nowhere, so after discussions with DCR asking what they can do, they tied the drain line into their stormceptor. Mr. Vignaly suggested they include the pipe work and stub the pipe where the work stops. Assuming the stormwater system is evaluated during the future Site Plan Review and is adequately sized, the owner of the southern area will be able to tie right into

this new stub. Mr. Vignaly made a motion to change the approved plan to be Revision 14, dated 4/12/2016 and have all changes reflected on the as-built plans; Mr. Olson seconded the motion; all voted in favor; motion approved. The board signed Sheets 1 & 4 on 4/13/2016.

An email was received regarding the ZBA hearing on Wayne's Weaponry from Mrs. Burns. The board decided that it was not something we should be involved with and let it go at that. No significant discussion took place. The board members were encouraged to attend the ZBA meeting if they were interested on a personal basis.

Reports from Other Boards – Mr. Vignaly said Open Space and Recreation has posted a survey on the town website and it will be available through May 6. Information will be compiled and a public informational hearing will be held in June.

Mr. Olson will prepare an updated draft of the proposed town warrant article for the sign bylaw changes so the board can forward it to the Board of Selectmen for review.

There were no citizens' comments tonight.

Review/Approve Payment of Invoices and Review Draft Meeting Minutes of March 23, 2016 – Invoices were approved. Mr. Olson made a motion to approve the March 23, 2016 Meeting Minutes as amended; Mr. Rajeshkumar seconded the motion; all voted in favor; motion approved.

A motion was made by Mr. Rajeshkumar to adjourn; Mr. Vignaly seconded the motion; all voted in favor; motion approved. The meeting adjourned at 10:08 p.m.

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich