



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
Briarwood Continuing Care Retirement Community
June 13, 2018

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

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 7:03 p.m. In attendance were Robert Longden (Bowditch & Dewey), Kevin Kozak and Garth Johnson (Cutler Associates) Paul Boehler (CEO Salem Community Corporation and owner of Briarwood CCRC), Robert Weidknecht (Beals & Thomas). The U.S. Postal green Return Receipt cards and Telegram newspaper Tear Sheets were submitted to the Board before the meeting.

Mr. Weidknecht explained the changes made to the Briarwood Continuing Care Retirement Community plans since the first part of the Public Hearing. The parking and fire access, as well as the associated stormwater system improvements have been updated. Mr. Johnson from Cutler addressed the access issue questions from VHB. The work to remove rock/ledge is anticipated to take 10 weeks, so they would like to get started as soon as possible. Mr. Kozak explained the construction timeline which will begin in July and be completed in September 2019.

The survey for the property will take couple of weeks and the proponent asked if they could delay that work. The Planning Board requested that this plan be included in the Approved Plan set that will be submitted to include changes noted tonight. Attorney Longden requested that the nature of the Conservation Restriction not need to fully comply with the Chapter 184 process. They will provide a Conservation Restriction to Town Counsel for review that will protect the areas adequately. Attorney Longden and Mr. Amico of VHB discussed waivers needed for the traffic impact analysis, drainage calculations and other items. Attorney Longden said that he would submit a formal list of waivers being requested for this project.

The conditions of approval discussed were as follows:

1. The proponent shall provide documentation of acceptance of the design for the sewer, water, and electric services prior to issuance of a building permit.
2. The proposal must be in full compliance with all requirements of the West Boylston Fire Department.

3. The treatment needed for the roof runoff will be approved by the Board's review engineer before the SPR permit is issued.
4. The proponent will submit a stamped survey plan suitable for recording to define the areas included in the Conservation Restriction to provide the 25% protected open space requirement before a building permit is issued for the building (foundation permit is OK).
5. The Conservation Restriction wording shall be submitted and approved by Town Counsel and the Planning Board prior to the issuance of an Occupancy Permit.

Mr. Rajeshkumar made a motion to close the public hearing, Ms. Miles seconded; all voted in favor; motion approved.

A vote on the waivers, approval of the Site Plan Review, Special Permit, and Stormwater Permit will be taken at the June 27, 2018 meeting.

Date Accepted: _____

By: _____
Paul Anderson, Clerk

Submitted by: _____
Vincent P. Vignaly