



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

CONTINUED PUBLIC HEARING MEETING MINUTES

**Definitive Subdivision
Westland Circle Extension
May 9, 2018**

Members Present: Vincent Vignaly (Chair), Marc Frieden, Cheryl Carlson, Barur Rajeshkumar, Paul Anderson

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 continued Public Hearing at 7:00 p.m. Andrew Baum (Summit Engineering) and Matthew Watsky (Malden Brook, LLC member) were present.

Mr. Baum said the manhole cleanout can be added along the pressure sewer at the low spot of the line per the DPW Director's comments and would need to be a condition of the approval. He explained the reason why the force main is elevated. The existing manhole is approximately 9' deep; they are proposing approximately 5½' deep. Mr. Watsky said rather than digging a trench 9' deep to lay the pipe in front of the existing houses within the 40' right-of-way, 5½' would be less disruptive. They will put it straight into the bottom of the manhole if the board requires it. A condition of the approval will note that the sewer will be constructed in accordance with the Sewer Department's standards. Mr. Baum said they added a stop sign and stop line on Davidson Road. There will also be a stop sign on Westland Circle. Mr. Amico thought it was a good idea to have two stop signs.

The waiver from sidewalks was discussed. Does the board want a sidewalk on a road that services only eight houses that also has a connection going through another area of town? Mr. Frieden asked when, as the Planning Board, are we going to enforce the sidewalk requirement and felt we should start here. Mr. Vignaly commented that the traffic being generated from eight lots would be safer for pedestrians walking in the street rather than on a connector street. The concern is for the traffic and whether it will cause a dangerous situation. Ms. Carlson commented that the town does not maintain sidewalks and, until that time, it should not be a requirement. There are many sidewalks in town that are in terrible shape with tar coming up and tree roots growing through them. Mr. Anderson said there should be sidewalks. Mr. Baum said there will be 22' wide of pavement with a berm, and they could walk on the grass if needed. Mr. Quist said sidewalks are needed for safety; Dave Femia agreed. It was asked if a Homeowners Association would require snow removal from sidewalks. Mr. Vignaly explained that a HOA is usually established to maintain other things outside of the right-of-way. Joan Dubeau (27 Westland Circle) asked how the town knows it is a right-of-way. She said it was supposed to go around Westland Circle. She was told it was in the deed.

Mr. Watsky said they presented the application seeking the waiver from sidewalks. Sidewalks would be an additional impervious surface and additional infrastructure to be maintained by the town. They offered to connect the end of cul-de-sac up to Lawrence Street. There will be an easement people can walk along in between two lots and felt it was a reasonable request in lieu of sidewalks. Mr. Anderson asked if the walkway would still be built. Mr. Watsky said there is an expense in putting it in and an impact on the value of the lots abutting it because the public will be walking through their side yard. Depending on how the board votes, he would have to decide whether or not to accept it.

A resident asked what would happen if the water tower was compromised from blasting and homes on Lawrence Street were destroyed. Mr. Vignaly said the blaster's insurance would cover all damages. Blasting regulations are enforced through the Fire Marshall's Office; there are very strict regulations that need to be followed. Ryan Arruda (4 Westland Circle) asked if the project was contingent on the road being built; he was told yes. He said he didn't know what he was "signing up for". Mr. Vignaly said eight house lots are being proposed. If they decide they want to do something different, they would have to come back to the town and get approval. Mr. Amico explained that if the board approves the subdivision roadway, the plan gets recorded at the Registry of Deeds. That is all they can build without coming back and doing the entire process again. They have to follow the plan that is proposed. They are at the limit of zoning requirements for the development. Monica April talked about encroachments to public ways. Westland Circle is a town owned property as a roadway; it was left there as a spur for future development. It was originally designed to go down and around to the south to Mary Drive. They are going through the subdivision process which is the legal process for them to develop their property and connect to a town road. It does not have to go to town meeting. Dave Femia said construction times of operation should be changed with no work on Saturdays.

Ms. Dubeau wrote and submitted a letter to the PB. She has talked to the Malden Brook developer and they did agree to replace the shed and move the fence and light pole she installed on town property. In addition, she is asking for, based on how close it is to her property, a fence for whatever her fence won't cover (she wants the side yard and back yard to be fenced in), and the magnolia tree and sidewalk replaced if they are damaged or removed.

Ms. Carlson made a motion to close the public hearing; Mr. Anderson seconded; all voted in favor; motion approved.

Date Accepted: _____

By: _____
Paul Anderson, Clerk

Submitted by: _____
Melanie Rich