



**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

## **CONTINUED PUBLIC HEARING MEETING MINUTES**

### **Definitive Subdivision Westland Circle Extension March 14, 2018**

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

Members Absent: Paul Anderson

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 7:45 p.m. Andrew Baum (Summit Engineering) was in attendance. He gave a brief update of the project.

Previously discussed was the construction of the roadway, management of the drainage system and the extension of looping the water line to Lawrence Street as well as a pedestrian access gravel path from the end of the cul-de-sac to Lawrence Street. Most of the comments received from multiple boards have been addressed. A grass island in the center of the cul-de-sac with a 20' radius and no curbing has been added. Mr. Vignaly told Mr. Baum to check with the Fire Department for their input. The function of the drainage basin for different rainfall events was also discussed. It did change the configuration of the outfall device, but the end result is that it will manage water for the stormwater management and peak flow rates. This is in compliance with the town's Stormwater Bylaw. Mr. Vignaly commented that they asked for a waiver to the right-of-way width. Mr. Baum said it has been added to the plan. The existing right-of-way is 40' wide. The waiver is for a very small piece of land (approximately 6'x 5') for the transition from the 40' right-of-way to the required 50'. They have added a conceptual grading sheet to the plan showing how the lots can be accessed. Michael Coveney (Water District Superintendent) sent an email to the Planning Board today stating that they received the revised plans and response to their comments and they are acceptable to the Water District and they have no objections to an approval of the project. Lighting typically used by the Light Department has been added mid-way in the road and at the end of the cul-de-sac. Placement of the transformers was discussed; 3-4 transformer pads will be adequate for this type of development, which will be located by the town Light Department. Mr. Baum will ask the Light Department to send an email to the board confirming that. Updated sewer calculations were provided. Mr. Vignaly mentioned the E1 ejector pumps and not sure if the town uses them. Mr. Baum said there are some similar units in town though made by a different manufacturer and are privately owned. The town will only be responsible for the force line discharge point in the existing manhole; the force main and the individual pumps will be the responsibility of the Homeowners Association. Mr. Vignaly asked how the town accepts the road if there is a sewer line through the middle. Mr. Baum said the DPW did not have any issues with that. He will have them provide something in

writing to the board. No sidewalks are proposed. Margot Schoenfelder, engineer for VHB, stated that the review is ongoing and issues appear to be minor.

Dave Femia asked about signage; Mr. Baum said there will only be a street sign. Mr. Vignaly asked if the board had seen the draft Homeowners Association documents. Mr. Baum said no. The PB will need to review them and forward them to Town Counsel. It needs to include clear and complete sewer and drainage maintenance requirements.

Kenneth Quist (7 Davidson Road) asked if they had to be 200'- 400' away from the watershed. Mr. Vignaly explained that under the Watershed Protection Act, if there was impervious area, such as a house or asphalt, it would need a determination from DCR. Mr. Vignaly told Mr. Baum to contact DCR for a determination. Mr. Quist misunderstood the profile plan scale, which was explained. Mr. Quist asked about preserving wildlife and was told that falls under the jurisdiction of the Conservation Commission. He asked how they will access to remove trees and stumps. Mr. Baum said they will access on Westland Circle. Mr. Quist said the town should have copies of the photos and video that will be taken of the road. There was concern that the construction vehicles will worsen the already poor condition of Westland Circle. Mr. Baum said the videotaping is related to the process to be followed to ensure the erosion controls are being managed during construction. Mr. Vignaly said the DPW would address the road conditions since the town is responsible for the roads. The board is considering allowing no sidewalks because the vehicle traffic is not expected to be high; it would not connect to another sidewalk, and has not been included in the town's prioritized sidewalk plan.

Mr. Quist said they are asking for a waiver because they don't have the 50' width for the right-of-way and why would the board allow it. Mr. Vignaly said the construction can still be done with the waiver request. The road works within the existing 40' right-of-way and the waiver allows a 6' transition to a 50' right-of-way. The zoning setbacks were also explained to Mr. Quist.

Monica April (14 Colonial Drive) inquired about hydrant placement. Mr. Baum said there will be two and showed the locations on the plan. The town's responsibility of the existing town roads stops if there is damage due to blasting for the project. Should rocks and debris need to be removed and the road is damaged by the trucks, the town is responsible for the repair because the town is to provide adequate roads. There was concern about blasting. Mr. Rajeshkumar said before blasting the Fire Department and Fire Marshal will take photos (inside and out) and the residents will be informed when it will take place. There is a strict process to be followed.

Joan Dubeau (27 Westland Circle) was upset because she is affected the most. She asked how the work on the town-owned property would occur. Mr. Baum said it is up to the contractor to stake out the street lines and limit of work and they could (1) try to remove the trees from the frontage and work their way in, or (2) if they felt they could bring in a small piece of equipment behind it, they could clear an area to fell the trees back until they have an adequate access to the property. Ms. Dubeau asked about her shed that is on town land and was told it will have to be moved. Ms. April asked if they would be cutting all the trees. Again, that would be the decision of the individual lot owner.

Deborah Mattison (395 Prospect Street) noted that there was a limit on the number of lots on the deed. Mr. Baum will research the deed. She asked what the purpose was for the footpath to

Lawrence Street. Mr. Baum said when they asked for a waiver to the sidewalks, the board requested that they provide a gravel footpath to provide pedestrian access to Lawrence Street to improve connectivity between neighborhoods as is required in the Subdivision Regulations. Additionally, they are providing a water line loop for the water system which will be connected to Lawrence Street. Mr. Quist asked if there was any decision on creating a playground and was told the Parks Commission has not made any decision yet.

Jack Flynn (15 Westland Circle) asked if fill was being brought in and if so, from where. Mr. Baum said there will be fill brought in, but where it is coming from is up to the contractor. Mr. Vignaly said the town's standards are for clean fill and the town's engineer will monitor it.

Christine Quirk (15 Davidson Road) asked if the gravel walkway connects to the water tower. It does not. It is wide enough for Water Department vehicle access. A barrier will be added to the top of the walkway to prevent unauthorized vehicles from entering. Joan Dubeau asked how close construction on Lot 1 would be to her property. She was told zoning allows it to be 10' off the property line. She said the owner's attorney was not amenable to help in any way. Mr. Vignaly said if it is not on the design plan, the board will make reasonable screening a condition of its approval.

Dr. Tashjian (363 Prospect Street) spoke for some time but not specifically to the concerns of the project being discussed. Mr. Vignaly asked that he summarize his concerns for the next meeting since the hearing would be continued. He was upset that the next discussion would take place on March 28<sup>th</sup> when he is not available. Both the board and Mr. Baum agreed it could be continued to April 11<sup>th</sup> to accommodate Dr. Tashjian. Dr. Tashjian also said he has filed a lawsuit against the town and town boards (including the Planning Board). The board was unaware of being named in a lawsuit. Mr. Quist asked how the board can make a decision while in litigation. Mr. Vignaly said this is new and he will contact Town Counsel.

Ms. Carlson made a motion to continue the Public Hearing to April 11, 2018 at 7:30 p.m.; Mr. Frieden seconded; all voted in favor; motion approved.

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

By: \_\_\_\_\_  
Paul Anderson, Clerk

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