



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

**Curtis Industries
70 Hartwell Street
January 11, 2017**

Chairman: Christopher Olson

Members Present: Vincent Vignaly, Marc Frieden, Cheryl Carlson, 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 continued Public Hearing at 7:05 p.m.

Patrick McCarty (McCarty Companies) said at the last meeting the site plan was presented. All outstanding comments/issues were addressed and responded to on January 5, 2017 with revised plans. When Whitman and Bingham did the property line survey, they did not locate the buildings at Angell Brook Village. McCarty Engineering's standard practice is to use the aerial GIS map, line it up with their site, trace the buildings and show them for graphic purposes only. The buildings were previously shown incorrectly and are closer than shown on the original site plan. Mr. McCarty agreed to construct 4' high loam berm on the backside of the detention basin that will elevate the trees to be a solid barrier. They have also agreed to plant the trees in the spring and will have the landscape architect work with Dennis Fitzpatrick (Angell Brook Board of Trustees representative), the tenant and the landlord.

VHB provided a final comment letter on January 4, 2017 and believes they have adequately addressed and resolved all comments and questions. Mr. McCarty commented on the draft approval letter that noted a limitation of trucking hours (7AM-7PM). He said most of the time those will be the hours of operation that would occur, but there may be an instance (weather, holiday, etc.) that would cause them to operate outside of those hours. Mr. Vignaly said the board would like to have a condition in place so it does limit the delivery in the event there are complaints. The applicant would prefer not have the constraint and live to the agreement they made. Dennis Fitzpatrick felt the hours of 7AM-7PM with an occasional problem would be fine. Condition #8 was revised to read "Deliveries and commercial truck traffic are to be scheduled only between the hours of 7:00 a.m. and 7:00 p.m." Mr. Fitzpatrick read a statement on behalf of the Angell Brook Trustees and felt confident that the 70 Hartwell group is working with them in good faith and as good neighbors to alleviate their concerns and, in some cases, proactively addressing them.

Having no further comments or issues, Ms. Carlson made a motion to close the Public Hearing; Mr. Frieden seconded; four voted in favor; one abstained (Rajeshkumar). Mr. Vignaly made a motion to endorse the Certificate of Site Plan Review Approval and Stormwater Management Approval; Mr. Frieden seconded; four voted in favor; one abstained (Rajeshkumar); motion approved.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich