



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

Flagg RV

66 West Boylston Street

October 10, 2018

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

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 7:00 p.m. Ms. Miles read the notice into record. Doug Andrysick (Andrysick Land Surveying), Mike Flagg and Mike Himmer were present. Green card abutter notifications as well as proof of advertising in the Telegram & Gazette were not received.

Mr. Andrysick explained that the applicant met with Bentley Herget (the previous Building Inspector) with an application to remove an existing building and build a new one; Mr. Herget issued a building permit and construction was started. As construction was progressing, it was determined that a Site Plan Review was needed because the building was twice the size of the existing structure. They are before the board tonight to close out the project and receive approval from the Planning Board. Mr. Andrysick showed the 50' x 120' garage that was constructed; the previous 50' x 60' building was removed. There was an increase of 3,000 square feet of impervious area so they have made minor changes to the parking lot (moved the propane cage and removed 182 square feet of pavement) to reduce impervious area. They said they also removed an area of pavement (2,200 square feet) for the landscape island. The increase in impervious area is 3,046 square feet; they removed 2,419 square feet, leaving a slight increase. They will remove an additional 1,300 square feet of pavement near the wetlands; the net decrease of impervious area will be 691 square feet. Initial work was done in 2004 when they relocated the parking lot. The edge of the gravel parking lot is the same as it was in 2004-2005. Mr. Andrysick said there were no appreciable changes in the gravel parking lot.

The board will require a letter from an engineer certifying that the design is in accordance with DEP stormwater standards. The calculations for the impervious area are on the plan.

Norman Melendy (3 Monticello Avenue) commented that over the years the parking lot has expanded toward his property, pushing back the wetlands and that the stream was relocated. Mr. Andrysick explained to him what the conditions were in 2004-2005 and a comparison of the site was done in 2018.

Mr. Vignaly asked if they had contacted Bill Chase (Conservation Commission). Mr. Himmer and Mr. Flagg said they met with him Friday and he reviewed the drains in the building, drainage off the building, riprap and swale, and he was extremely happy with all the drainage and other changes for the Conservation Commission; he said the town is good with it. The plan was sent to the Conservation

Commission and since no response was received, it is assumed that there are no issues. The Police Department approved the project. Mr. Vignaly commented that the flood light at the corner by the Manor was aimed towards the street and asked if it could be turned. They will contact the Light Department since they installed it.

Mr. Frieden made a motion to close the public hearing; Mr. Rajeshkumar seconded; all voted in favor; motion approved. A draft approval letter will be written and reviewed at the next meeting.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich