



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
Girl Scouts of Central & Western MA
Century Drive
April 25, 2018

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

Members Absent: Barur Rajeshkumar

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 7:41 p.m. The hearing notice was read into record. Suzanne Smiley (Girl Scouts), Donna Truex (Bowditch & Dewey) and Tony Donato (Bohler Engineering) were present. Green card notifications were provided. Tear sheets for proof of advertising will be provided.

Mr. Smiley explained that they are relocating from Gold Star Boulevard in Worcester to Century Drive. They have been before the ZBA and received variances for a retaining wall and parking within the required setbacks. Mr. Donato said it is 9-acre parcel located on Century Drive with access via East Mountain Street. There is a detention pond to the north which was constructed in the mid-1990s. The land will be subdivided into two acres; the proposed Girl Scout building will be 7,400 square feet; the entrance is 200' east of East Mountain Street; it is zoned industrial. They were granted a waiver to allow the construction of a retaining wall within the rear setback of the lot. Forty-one parking spaces are proposed as well as a 20' access lane around the building. Trash will be enclosed by a vinyl fence. A stormwater infiltration system using best management practices is proposed to the west of the site. Water and electric will be provided by West Boylston; sewer and drainage are owned and maintained by the City of Worcester. Disturbed areas will be loamed and seeded; 12 tree plantings are proposed. They have responded to VHB's letter and submitted revised plans.

Comment letters were received and read from the Fire Department (with modifications), the Water District (with modifications), and the Police Department (approval). The Fire Department requested to build a set of stairs into the 3.5' retaining wall on the north side with a walkway to provide access to the existing fire hydrant. It was the consensus of the board and Mr. Amico that it would not be safe to have stairs at that location. Mr. Donato will contact the Fire Department to address this issue. He said they have addressed the Water District's comments with regard to providing a service from the northeast corner rather than from southwest to keep it below 300' so they will not have to do an outside meter, this has been done. They will also be providing a sleeve under the roadway for future maintenance as requested. Sprinklers are not required for the building.

Mr. Amico said he received the plans yesterday, but they have addressed all their comments. He felt there is no need to provide a traffic study based on the very detailed explanation of the facility, operation and number of people that was provided. The only waiver requested was for the scale of the drawings. *General Comment #1*—Mr. Amico asked for an explanation of the retaining wall and fire hydrant. Mr. Donato showed the fire hydrant location. The Fire Chief asked to provide a link to the existing sidewalk. There is a 40’ drop in elevation across the site. He will follow up with the Fire Chief. There is adequate space for the truck to access the site and turn around. A 4’ black vinyl coated fence is proposed along the top of the wall; it was noted that chain link fencing is not allowed. *#5*—With regard to bollard details, Mr. Donato said originally the transformer location was west of the building; it has been moved as requested by the Municipal Light Department. Mr. Vignaly asked if he received any comments from the Worcester DPW about the drainage connection since it is all going into their drainage system. Mr. Donato said they have an application before the Worcester Conservation Commission. He will be required to provide a copy of the approval to the board before receiving a building permit. *Stormwater Comment #1*—Mr. Amico recommended using NOAA Atlas 14 instead of TP-40 for a more accurate representation of current rainfall intensities. *Traffic Comment #3*—Concerning Do Not Enter signs. Mr. Donato said given the height of the retaining wall, it would not be feasible. They proposed putting a sign for a one-way traffic circulation. Mr. Vignaly asked if they had the required number of shade trees. Mr. Donato said they do (5 for every 40 spaces); they are pin oak trees. There is a 1’ deep infiltration basin with an outlet control structure. Mr. Vignaly told him it must be compliant with DEP stormwater standards.

In order to address the Fire Department’s concerns, Mr. Frieden made a motion to continue the public hearing to May 9th at 7:45 p.m.; Mr. Anderson seconded; all agreed; motion approved.

Date Accepted: _____

By: _____
Paul Anderson, Clerk

Submitted by: _____
Melanie Rich