



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

PUBLIC HEARING MEETING MINUTES
West Boylston Police Headquarters
141 Sterling Street
November 9, 2016

Chairman: Christopher Olson

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

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 8:00 p.m. Anthony DiLuzio (Cardinal Construction) was present.

Since the last meeting, Wayne Amico (VHB) has reviewed the Stormwater Management Report and Geotechnical Engineering Report and provided the board with a letter dated November 8, 2016. He received a letter from Reinhardt Associates dated November 9, 2016 in response to the October 24th letter addressing VHBs questions, with the exception of the drainage issues. Revised plans have not been received.

Mr. DiLuzio said they have addressed a number of items in both the October 24th and November 8th letters, but feel they can't address operational issues at this time given the nature of the building. He is asking the board for guidance on whether to act on some of the recommendations received.

Page 3, #4 of VHB's November 8th comment letter said three test pits are required per the Stormwater Management Rules and Regulations; only one was done. Mr. DiLuzio said more test borings and geopits will not yield anything different than what has been done. He feels they have done enough testing to satisfy the requirements of the engineer who will be stamping and certifying the plans, and that doing more test pits would significantly delay the project. Mr. Vignaly disagreed. The board would like to see at least one test pit done on the end of the basin by the neighbor's property and have a licensed soil evaluator report the estimated seasonal high ground water level. Mr. Frieden said we are concerned for the neighbor and want to protect him as well as the town. Mr. DiLuzio agreed to do a test pit near the neighbor's property. Page 1, b. regarding the long-term pollution prevention plan. Mr. DiLuzio said the building is designed for safety and does not know what other information they can provide. He was reminded that the DEP Stormwater Standards used by all communities is a state law that requires information on the Operation & Maintenance Plan; they have not documented spill prevention. Mr. Amico will have further discussions with his engineer and advise. Page 2, d.ii.: a sentence will be added to

read “transfer of plan with title”. d.iv.: It was suggested they include a half size set of plans in the O&M Plan. d.vi.: The applicant needs to provide an O&M budget for what is proposed. Selectman John Hadley said that the town has a budget of \$9,900 for each new and existing building for annual maintenance. Page 3, #3 regarding the site grading plan – Mr. DiLuzio said it is on the site utility plan. Page 4, #1 regarding the ORW (Outstanding Resource Water) – Mr. DiLuzio said it was addressed at the last meeting. #5: Mr. DiLuzio said the design meets the 100-year storm. The 2- and 10-year storm reports were not run. It was requested that they submit the entire report, not just the summary page. 8 & 9: Mr. DiLuzio said the applicant and engineer have reviewed the plans and they will be stamped by a professional engineer.

Mr. Amico will review the list of waivers with Reinhardt Associates. Mr. DiLuzio said they want to apply for the foundation permit prior to the next meeting and asked if the board had any issues. He was told to work on the area of the building pad only.

Mr. Olson read into record the Police Chief’s comments regarding the secured outside storage. The Chief said it needs to be constructed with a chain link fence with razor wire attached above, but to be neighbor friendly, perhaps the chain link fence facing the neighbors could have privacy screen inserts to block the view from the items stored. Instead of the inserts, the board asked that a privacy fence be added. A copy of the Negative Determination issued by the Conservation Commission was submitted. A condition of the Determination is that they meet with the site contractor after town meeting. Mr. DiLuzio said that meeting has not yet taken place. Mr. Amico, as well as the board, need a revised set of plans. Mr. Frieden asked if the aisle width had been addressed. At the last meeting, Mr. DiCarlo agreed to widen the aisle to 24’ as required in the bylaws, and the board agreed it is needed. There was discussion at the last meeting of possibly putting up “Police Station Ahead” signs indicating the police station is ahead; the board can make this a condition of approval and have it noted on the plan. Mr. Amico asked about the landscaping between the abutters. Mr. DiLuzio said it has been addressed. Mr. Amico again recommended a granite berm be installed on the roundings at the southern driveway edge and said it would be in the best interest of the town. Mr. Vignaly agreed, but said we should leave that to the DPW since they will be responsible for repairs.

In an effort to expedite the process, Ms. Carlson made a motion to continue the hearing to a Special Meeting on Wednesday, November 30, 2016 at 7PM; Mr. Rajeshkumar seconded the motion; all voted in favor; motion approved.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich