



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
West Boylston Police Headquarters
141 Sterling Street
October 26, 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 Public Hearing at 7:01 p.m. Mr. Vignaly read into record the Notice of Public Hearing which was published in the Telegram & Gazette on October 12th and October 19th. Tear sheets and green card abutter notifications were received.

Joe DiCarlo and John MacMillan (Reinhardt Associates) along with Anthony DiLuzio (Cardinal Construction) were in attendance.

Mr. DiCarlo explained that the project encompasses approximately three acres of land. Two-thirds of the front portion is zoned General Residence with the rear portion being zoned Single Residence. The building contains approximately 11,500 gross square feet; approximately 8,000 square feet will be occupied. There is a driveway to a landlocked house; the remaining area is field and woods. The new access driveway will use the same opening to the highway as the driveway to the private residences but will be widened for public two-way traffic. There will be a secured impound yard at the rear of the building. Parking was based on Zoning Regulations for office space and a gathering place which requires 15 parking spaces (they are providing 38 spaces; 20 for the public and 18 for the staff). The site is a field and not paved, requiring them to treat stormwater in compliance with DEP standards. There will be a stormwater detention infiltration basin in accordance with state regulations. There will be a flagpole and patio area. Appropriate landscaping along the property line is included. Mr. MacMillan said they would like to supplement the existing landscaping with an easement area on the abutter's property having additional plantings because there is less than 5' between the driveway and property line and part of that are swales and drainage. The Conservation Commission said no filing is needed because they are not within jurisdiction of any resource area. The sign (on 17' poles) will be lit with LED lights and will not shine on resident's property. The HVAC system and generator will be in the back of the impound area. There will be a carport. The structure is a wood-framed commercial building; a cost-effective design that follows the topography of the land. Mr. Olson asked about drainage and signage. Mr. DiCarlo explained the drainage runs out of the pipe onto the property and off through a culvert under Route 12 and will continue to do

that. New runoff will be routed into the detention basin so there will not be additional runoff which would flood the pipes; it comes out of an outlet structure that is slowly controlled. It is designed to drain within 72 hours or less. The sign will be located on site to be visible in all directions with two small ground lights, blue globes will identify a police station. There will be a “Police” sign on the building. Zoning allows the sign to be 40 square feet per side and the proposed sign is 44.25 square feet for both sides. Mr. Vignaly said to verify that the 40 square feet is for both sides.

Wayne Amico (VHB) completed and provided a letter dated October 24, 2016 for the first site review of the Site Plans and Drainage Report. The applicant’s engineer had not had time to respond to the letter. Briefly discussed comments were: 3.6.D.1.u: VHB recommends snow storage area be on pavement rather than lawn area. Mr. MacMillan said adding asphalt would increase the amount of stormwater and the cost to the town. Mr. DiCarlo said the snow will be pushed up into the lawn area. They would prefer to leave the area unpaved. Mr. Frieden would like to see the Operation & Maintenance Plan included on the site plan. 3.6.E.1 & 5.3.D: regarding screening/plantings and the possible need for a waiver from Zoning for a 30’ required buffer zone. Mr. DiCarlo said Business Use or Industrial Use requires a 30’ setback; this is neither, it is a Municipal Use; they pushed the building to 25’ and felt the requirement does not apply. The board will have to check the bylaws and discuss this. The dumpster requires a solid fence; they are proposing a chain link fence, but the bylaws prohibit chain link fences. Mr. DiCarlo said it does have a decorative fence. The transformer is required to be screened; they will plant trees around it. 3.6.F.2: regarding site distance. The applicant needs to supply site distance calculations for the driveway on Sterling Street. Stormwater Management: #1. Mr. Amico just received the stormwater calculations. He will review them to make sure they are in compliance with DEP standards. #4. Mr. DiCarlo will provide test pit information on the site plan. General Comments: #6. Mr. Amico questioned the maneuverability around the dumpster and asked that they provide documentation that it does work. #7. It was recommended they increase the northernmost aisle width from 20’ to at least the minimum 24’ required in the bylaws; Mr. DiCarlo said they will do that. #14. The southern driveway edge should have a curb. It is recommended that a vertical granite curb be provided to reduce future maintenance costs because it is more durable. Mr. DiCarlo said granite is expensive.

Mr. Vignaly asked why they are providing 38 parking spaces when based on the Zoning Regulations only 15 are required. Mr. DiCarlo said for training purposes and overflow parking. Will it be used for vehicle impound? Mr. MacMillan said there could be overnight storage, but they do use a commercial enterprise currently. Mr. Vignaly said to note that if it is not going to be used for overnight storage. Mr. MacMillan said there is a chain link fence for security measures to keep people away from the generator, HVAC and impound area. Mr. Vignaly said if the PB cannot waive the chain link fence, a variance from ZBA would be needed. He asked about the trees for parking (1 tree for every 10 parking spaces). Mr. DiCarlo said they have included shade trees for the required parking spaces.

John McAloney (1 Horseshoe Drive) said it was stated that there was no screening needed in his backyard because of existing trees. Mr. DiCarlo said it seemed less of a need because the evergreens were thick; shrubbery can be added. Mr. McAloney would like screening along the corner so he doesn’t have to look at it. He asked about the drainage and would it affect him upstream. Mr. DiCarlo said the volume of water capable of being contained (in the 100-year storm) will be contained without any back up; there will be a continual flow out. Mr. McAloney

said he has lived there thirty-one years and had to install a sump pump for his basement and now massive water will be coming down and there will not be a problem on his property? Mr. DiCarlo said there are certain calculations that need to be done for impervious surfaces; the calculations say it will work. Mr. McAloney said when it rains the water table will go up and he is hesitant to agree with what Mr. DiCarlo is saying. Mr. Vignaly asked Mr. McAloney if he knew what the ground water depth is in the area around his house. He said five feet down you will hit water. Mr. Amico will verify. Mr. Vignaly said there is a requirement that the bottom of their structure has to be 2' above the estimated seasonal high groundwater. There is some protection in the regulations. Mr. McAloney has spent a great deal of money on drainage and does not want to have any problems.

Mr. Femia asked how much wider the road is going to be. Mr. DiCarlo said it is approximately 10'; it will be approximately 24' and two-way. The sign will be approximately 50' from the road. Mr. Amico suggested possibly putting up a small "Police Station Ahead 200-300 feet" sign in each direction of Sterling Street so people know it is coming.

Philip Lacroix (7 Horseshoe Drive) is concerned with screening. He asked how far apart are the trees being planted and how long will it take before they come together. Mr. DiCarlo said about five years. Mr. Lacroix said when the foliage is gone, there will be nothing. Mr. DiCarlo said evergreens will be planted. Mr. MacMillan explained that if the evergreen trees are planted too close together, the bottom branches grow into each other and die. The board wants them staggered to provide the required screening. Mr. Lacroix wants something solid. Mr. MacMillan said additional plantings, if required, would be done by the DPW. Mr. Frieden asked Mr. Lacroix if he would be opposed to coming to an agreement with the town to put additional plantings on his property so they could be staggered. Mr. Lacroix is not sure where his property line is but asked what the elevation of the property is now as opposed to what is coming. Mr. DiCarlo said there should not be any difference. Mr. MacMillan said they are maintaining the existing grades and will be careful to direct water away from his property. Mr. Lacroix said the land slopes down and the elevation would have to be very high to create any kind of barrier. The proposed plantings will be 6'-7' high. It was suggested that the engineer contact the homeowners to where the plantings will be. Mr. DiCarlo said the specifications call for stakes to be put in the ground where the trees will be planted. He will contact the neighbors before any trees go in.

Anthony DiLuzio (Cardinal Construction) said the building committee is meeting on November 3rd to make a formal award to RAC Builders and hopes work will start before winter sets in. Prior to that they plan to begin putting in the utility corridor.

Mr. Frieden made a motion to continue the Public Hearing to November 9, 2016 at 8:00 p.m.; Ms. Carlson seconded; all voted in favor; motion approved.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich