



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
Definitive Subdivision
Westland Circle Extension
January 24, 2018

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

Members Absent: Cheryl Carlson

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 7:03 p.m. Mr. Anderson read the notice into record. Andrew Baum (Summit Engineering) working on behalf of Malden Brook, LLC, and Matthew Watsky (Walden Brook, LLC member) were present. Green card abutter notifications were received as well as proof of advertising in the Telegram & Gazette.

Mr. Baum showed and explained the location of the parcel and what it encompasses. The original parcel is 11.21 acres. The subdivision that created Westland Circle and Davidson Road had a 40' right-of-way. He showed the parcel where it ended and said the parcel was split in 2014 from a 28-acre parcel (owned by Minnich) which is under a development restriction. 750' of road is proposed starting from Westland Circle west of Davidson Road to the end of the right-of-way at the circle; the actual pavement length is approximately 720' that will provide frontage for eight conventional lots for single family homes. The lots will range from 40,000 square feet to 80,000 square feet. Approximately 100' of the new pavement area is in the right-of-way. It is a predominantly pine tree wooded area. They tried to hold the roadway configuration as close as possible to the existing grade. The surface road runoff from the roadway will be captured with the proposed drainage; a drainage basin is proposed to provide stormwater treatment (drainage calculations were provided). Utilities are provided for municipal water and sewer. Tata and Howard performed a fire flow test on the hydrant at the intersection of Davidson Road and Westland Circle as well as farther down in the neighborhood. They propose to loop the water system to accomplish fire flows all the way to Lawrence Street. An E1 grinder pump system which goes into a low-pressure sewer system is proposed; each lot will have one.

They are requesting waivers from: (1) the use of interior cul-de-sac for retention; the area will be all fill, (2) sidewalks. The board was concerned with having pedestrian continuity from Lawrence Street to the park located off Woodland Street. It was requested that a gravel foot path be added that connects to an existing cart path and on to Lawrence Street. They incorporated it as part of the water loop system; (3) park area, since the size of the subdivision is small and there is a large park that can service the area. Mr. Baum said they should have referenced the right-of-

way where it goes from 40' to 50'; the width cannot be accomplished. They will be requesting a waiver. Alignment of the roadway would be the best alternative.

Mr. Vignaly disclosed to Mr. Baum and Mr. Watsky that DCR is an abutter and he is an employee of the DCR which could be a potential conflict of interest. Mr. Watsky chose to proceed with the hearing and have Mr. Vignaly be part of it.

Written comments from the Fire Department, Police Department, Municipal Lighting Plant and the Water District were received and read by Mr. Anderson. Fire Department Comment #2-they are not looking for any waivers for the road construction. Comment #3-a 22' wide binder coat would be put down before construction, not full paving. Municipal Lighting Plant Comment #1-there is a utility pole with an existing light on it located at the intersection; they will make sure to address it on the revised plan. There is no lighting proposed along the road; only trees. Mr. Baum was informed that lighting is required in the subdivision regulations. The Police Department had no anticipated public safety issues. Mr. Baum had no issues with the Water District comments. They will address how the water line will be tied in.

Margot Schoenfelder, engineer for VHB, addressed VHB's January 23, 2018 peer review comment letter. V.B.13: Mr. Baum will show the easements for Lots 1, 2 & 8 on the revised plans because they involve significant portions of those lots. Water will be redirected from the development into the drainage system. The drainage easement for Lots 2 and 3 encompass the drainage basin that does the majority of the work for the development and road. He said the subdivision regulations specify that the Homeowners Association maintain the drainage basins. They believe it would be better as an easement rather than a separate parcel for the infrastructure maintenance. The zoning bylaws do not specify what percentage of the frontage or area needs to be unencumbered by easements. Mr. Baum does not think the easements should be included as impacting these lot dimensions. There is adequate frontage. Ms. Schoenfelder said VHB recommends adding the area calculations to the plan so it is clear showing what percentage of the parcel is dedicated to the easements.

V.B.21.a: Mr. Baum will add the material details to the plan. Mr. Vignaly said the DPW prefers granite at the roundings. VI.B.6: It was suggested they do a grass island to reduce the impervious area. Mr. Vignaly suggested he check with the Fire Chief for necessary dimensions.

Comment #4: Ms. Schoenfelder said the test pit data was previously done but not included in the submission. Mr. Baum said testing was done in 2015, but the documents were lost in an office fire last year. VHB recommends testing be done again and necessary documentation provided. Mr. Vignaly said the board would want to see some documentation. Mr. Watsky asked the board to consider having the backup testing a condition in the approval as the work progresses rather than retest what has already been done. Mr. Vignaly said it could possibly be conditioned that no work be done on lots until soil tests are conducted. Comment #5: VHB recommended revising the HydroCAD rainfall data to use NOAA Atlas-14 rather than TP-40 from the MassDEP Stormwater Handbook. Mr. Baum said he submitted the data based on the town's requirements. Comment #9: Summit Engineering told VHB their approach is to achieve a best mix between cuts and fills based on the lot elevations. VHB felt it was an agreeable approach and also recommended maintaining the maximum slope that each driveway would need. Mr. Vignaly said the board will want the plan to show generally how the lots will be graded. No decision has been made as to the type of houses to be built (specs or custom).

Joan Dubeau (27 Westland Circle) lives by the right-of-way and asked who the developer was and was told it is Scott Goddard. She said there is a shed and light pole on the town property that will be affected when they go through the property. She has been paying taxes on the shed for many years and asked would she be compensated for that. She asked how close is it to the front of her house and was told it is approximately 25' from the edge of pavement. There is no encroachment on her property. Mr. Vignaly said her activities have been on the town's right-of-way and that the right-of-way was put there years ago for future development. It is unfortunate, but it is not her land and said the board will try to do the best it can for her. She would like light pole moved closer to the house, the shed moved, and fencing behind her yard. Ultimately, she would like them to buy her house.

Kenneth Quist (7 Davidson Road) thought development was proposed to go behind it; he didn't think Westland Circle was built for an extension. It was explained to him that they left enough land to be a road extension but not enough space to be a formal lot. Mr. Quist would like to see the road finished before any houses are built and said there should be sidewalks for safety. He said the land will encroach on the Magdis property and they are willing to sell the corner frontage to the builder or trade frontage. He had an issue with the 50' right-of-way width waiver request. He was told they are requesting a waiver because they are not encroaching on the neighbor's property. They are asking to build the road on the 40' that exists. Mr. Vignaly said they are proposing to stay within the existing right-of-way; it will widen out to 50' gradually (after the corner). He explained that the board is trying to implement the regulations as they pertain to the law and the town. Mr. Quist was asked to provide something in writing as to why the board should not grant the 50' waiver and the board will take it under consideration. Ms. Dubeau said there should be a yield sign because of the numerous accidents at the corner of Westland Circle and Davidson Roads; Mr. Watsky said a stop sign is proposed. It will be discussed with the DPW and Police Department. Mr. Baum will provide trip generation info.

Sarah Housepian (17 Davidson Road) asked how her water pressure at the top of the hill will be affected since she is without individual pumps. Mr. Baum said there should be no impact to the water pressure. Fire flows tests were performed. In order to get the thousand-gallon per minute flow rate, Tata and Howard (the Water District's consultant) recommended extending and looping the water main back to Lawrence Street. It will not change the water pressure but will give more water flow in case of a fire. Ms. Housepian asked how the drainage will be affected on her property from the development. Mr. Baum said drainage will not occur on her property because the grade is higher behind her. Regarding the wetlands, the subdivision regulations require stormwater management treatment; the goal is to have no negative impact to the abutters and subsequent wetlands.

Sandra Flynn (15 Westland Circle) said Lots 4-7 are big and asked if the town will put in a stipulation that it can't be redeveloped in the back and more houses be added in the future. Mr. Vignaly replied that the current regulations only allow a 750' long subdivision dead end road. She asked if the town will be adding sidewalks from the corner of Davidson Road and Westland Circle down to the park, and will she lose property. Mr. Vignaly said a sidewalk plan prepared for the town and the Open Space Committee talked about where sidewalks would be an improvement for the town, and the demand for sidewalks here was not recognized; he would not expect it. She said the street is in deplorable condition and will it be addressed when the project is complete. Mr. Anderson explained that there is a list of streets to be repaved by the DPW and will check to see if Westland Circle is on the list.

Ms. Dubeau asked if she would be notified before they take down her shed. Mr. Baum and Mr. Watsky will meet with the abutters for further discussions after the hearing.

Ashlee Voyiatzis (36 Lawrence Street) asked what the drainage plan for Lawrence Street is because there currently is a drainage problem. Her concern is that the drainage coming from the Minnich property will come on her property. Mr. Baum explained that the water will be intercepted and be redirected away from her property. She asked if it is the intention to pave the walkway between Lawrence Street and Westland Circle. Mr. Baum replied that it will be a gravel surface.

Dave Femia asked about VHB's comment regarding the frontage and easements. Mr. Vignaly said the numbers will be added to the revised plan; they will have to fit in a specific building, driveway and access way to get to it.

Mr. Vignaly asked about the grade. Mr. Baum said the maximum grade is 6% downhill; access to the stormwater basins is a 5:1 slope. There will be access for vehicle maintenance. Mr. Vignaly asked about the requirement for a play area or park. He said that Woodland Park needs improvements, maybe paving, and could they talk to the Parks Commission and DPW about possible improvements, such as paving when their pavers are there.

Dave Femia asked about no lighting being proposed at the end of the road and felt there should be for safety reasons. Mr. Vignaly said it is in our bylaws to have lighting and will be addressed.

Mr. Rajeshkumar made a motion to continue the Public Hearing to February 28, 2018 at 7PM; Mr. Anderson seconded; all voted in favor; motion approved.

Date Accepted: _____

By: _____
Paul Anderson, Clerk

Submitted by: _____
Melanie Rich