



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
249 West Boylston Street
October 23, 2019

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

Members Absent: Paul Anderson

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 7:05 p.m. Mr. Vignaly read the notice into record. The green cards and tear sheets were not received tonight; they will be provided at the next meeting.

Robert O'Neil (O'Neil Land Surveying), Justin Graham (Engineer) and John Smalanskas (applicant) were present. Mr. Smalanskas is proposing an approximate 4,000 square foot building with two residential units (2 two-bedroom apartments) on top of two commercial offices. They received comments from VHB and are in the process of addressing them, but they were not completed in time for tonight's hearing. They will be requesting a waiver from the traffic study. There are existing utilities, sewer and gas lines. Any existing vegetation will be removed; the building will be constructed with associated drainage; an underground infiltration system is proposed. The lighting will be adjusted to meet zoning; a fence will be placed around the property on the top of the slope. They will adjust the landscaping and provide a plan showing the parking calculations and sight line distances. Mr. Frieden asked how close their curb cut is to the gas station curb cut; Mr. Graham will provide that. Mr. Frieden said that would be a concern for people exiting. He asked the reason for the angled approach to the roadway. Mr. Graham responded that it was in order to maximum the available parking. Mr. Frieden would like to see a perpendicular angle for safety. Mr. Vignaly asked if a standing sign was proposed. Mr. Graham said they did not propose a sign for the business. A wall sign is allowed on the west and south sides of the businesses. Shade trees will be provided around the back and parking area. Snow storage and a dumpster are provided. Comment letters were received from Fire Department (recommended approval with concerns); Conservation Commission (recommended approval); Police Department (recommended approval). Dave Femia asked how will they access the apartments and was told the staircase will be in the middle in the front. Mr. Amico said the grading and parking were the pressing issues for him; the applicant may have to do another test pit for the infiltration system; and they should look into changing the designed angle at the street.

Mr. Rajeshkumar made a motion to continue the public hearing to November 13th at 7:05 p.m.; Mr. Frieden seconded; all voted in favor; motion approved.

Date Accepted: _____

By: _____
Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich