



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
101R Hartwell Street (D&S Realty, LLC)
December 8, 2021

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

Members Absent: None

Others Present: See attached Sign-In Sheet

Patrick McCarty and Justin LeClair (McCarty Engineering); Steve Migridichian (Owner); and Timothy Briggs (Cogmedix) were present. Mr. McCarty said they have responded to VHB's comment letter; revised plans and drainage calculations were provided on 11/23/21 and reviewed by VHB. Mr. McCarty discussed his comment letter that was submitted tonight. There was no change to the layout. Outstanding comments regarded the waiver to the scale requirement; it has been addressed. Traffic assessment; their traffic engineer, TEPP, submitted a traffic memo. The depth of the sewer manhole they are tying into has been verified and achievable. Mr. McCarty explained where trees are proposed. Mr. Vignaly commented that the trees should be on the south side. Regarding trees for the loading dock area, Mr. McCarty said there are expansive wetlands and woods to the trees and is almost 1,000-feet away from the closest house. Noise is limited because of the number of trucks (6-8/day) that will visit the facility. Mr. Vignaly said this is a concern because of the neighbors hearing the Waste Management trucks during the summer. Mr. Migridichian said the first truck will come in around 8:00 a.m. with the last truck at 5-5:30 p.m. The basins were revised and made longer. TSS removal was addressed. The mounding analysis was submitted. The Fire Chief had no issues with the revised plans.

Mr. McCarty said an easement plan was prepared showing that this project has the right to pass over the existing driveway. Mr. Vignaly said there should be documentation in the event it becomes two lots in the future. Mr. McCarty said it's an internal document for Mr. Migridichian to show tenants that they do have access to their facility. It will be recorded and he will send a copy to the board. Mr. Frieden asked what the elevation was from the loading dock to the closest house. Mr. McCarty said it was approximately 60-80-feet higher. Mr. Rajeshkumar asked if there was a condition that trucks go through Shrewsbury Street to Route 190; Mr. McCarty said there is a truck exclusion sign in place and information will be passed along to the drivers.

Mr. Amico was not concerned with any outstanding items. Mr. Vignaly asked about having their traffic engineer look at the intersection of Worcester Street at Hartwell and Maple Street. Mr. McCarty said that was discussed during the permitting of Harmony and a full traffic impact and access study was done at that time; recommendations were made and implemented. Mr. Vignaly thought the follow up was to evaluate it and note that those recommendations are all that was needed or that more is needed. Mr. McCarty said it is his opinion that given the overall amount of traffic on Hartwell and Shrewsbury Streets he didn't see a need or trigger for a full traffic assessment. Mr. Vignaly said it was not a full traffic assessment, it was a trip generation calculation. Mr. Amico did not have a concern with traffic, but if the board did, they could make

a condition that the applicant come back before the board at a later date and if needed, changes will need to be mitigated (18 months or 2 years).

Mr. Vignaly said there are a lot of things that still need to be submitted and was not in favor of closing the hearing until everything is received; the approval letter has not been drafted. Mr. McCarty asked if it could be drafted and the board sign it instead of waiting for the next meeting. He was told the board cannot legally act outside of a public meeting, but could hold a special meeting. Mr. Amico commented that the right way to do it is to wait until everything is resolved and the plans are finalized but a condition could be made. Mr. Anderson wanted to accommodate them but not sure what would be the acceptable way. Ms. Miles did not want to set a precedent but said the history of the applicant is strong. The board agreed to a special meeting next week. Ms. Miles made a motion to continue the hearing for 101R Hartwell Street Site Plan Review/Stormwater Management to December 15, 2021 at 6:30 p.m.; Mr. Rajeshkumar seconded; all voted in favor; motion approved.

Date Accepted: _____

By: _____
Vincent P. Vignaly, Clerk

Submitted by: _____
Melanie Rich