



PUBLIC HEARING MEETING MINUTES

Century Drive

9 Industrial Buildings on 4 Lots

May 10, 2023

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

Members Absent: None

Others Present: Jimmy Ricciardi, John Grenier, Gary DeWolfe, Ashley Quist

The hearing notice was read into the record. Jimmy Ricciardi, John Grenier and Gary DeWolfe were in attendance. Mr. Grenier said they are proposing to develop the last section of Century Drive; they will subdivide the 25-acre parcel into 4 parcels with 2 smaller 2.5 acre lots with one building each and two larger lots. The northeastern large lot will have a driveway access for three buildings; they removed one of the buildings and increased the square footage of the front building on the southerly half; there is a 30-foot-wide access drive to access the three commercial buildings; it will be leasable space with multi-tenants. There may be modifications when tenants come in. They will start with the buildings in the front first. There will be extensive cuts for the three buildings; side slopes will be 2:1. The excavated rocks generated will be used if needed. Run off will be captured through catch basins and manholes; there will be a culvert swale along the shoulder of the road. The sewer and water, drainage and electrical stubs are in; once the gas is in they can pave it. They didn't have the original drainage calculations when it was designed for the whole subdivision but it was supposed to be designed to handle runoff volume from FedEx and future development. The basin can handle what goes into it right now. In order to be able to handle the additional runoff, they plan to increase the volume between the outlet pipe at the bottom of the basin. They will clean the basin to give it more storage volume and it will be in compliance with the DEP stormwater management standards. They will do a test pit as recommended by VHB; provide a photometric plan (they may need light poles for the driveway); and provide a landscape plan. Each building will be sprinkled; fire hydrants will be in front of some of the buildings; there will be an auto turn for emergency vehicles. Mr. Frieden asked for parking space quantities, what was the use. Mr. Grenier said it could be an office in the front and storage in the back. Lot 1 requires 39 spaces and they are providing 63; Lot 2 requires 8 spaces and they are providing 14; Lot 3 requires 16 spaces and they are providing 17; and Lot 4 requires 33 spaces and they are providing 54. Mr. Vignaly said they are keeping a lot of options open but when the board is doing a review, he can't see the board voting on something without knowing specifics. Mr. Grenier said for what they anticipate the use to be that is what they are designing for; office space with garage space in the back. If there is a change of use for parking or the layout, it would have to come back to the board. Mr. Grenier said there is a 20-foot grade change. VHB asked them to look into connecting to go through their site. Mr. Grenier said because there is a 20-foot difference in elevation from one side to the other, it wouldn't make sense. There will be two separate lots and two separate owners. The owners don't feel it is appropriate for the use and how access will be controlled.

Mr. Frieden asked if they would have buildings on the grade or high enough for a dock. Mr. Grenier said it's set up for garage doors right now but could be dock doors and accommodations made for drainage. Mr. Vignaly asked if they are meeting all the zoning requirements. The frontage requirement

is 150 feet; he was told to make sure it meets the bylaw. There will be an ANR to divide the lots. The board is doing a site plan review for four lots; the application needs to include all permits being requested since it is an industrial park so the board can response to what they are asking for. Mr. Rajeshkumar said the Earth Removal Board application is pending. Mr. Vignaly asked how they were getting the stormwater quality treatment to meet DEP standards on the site; it has to be on the site, not in the detention basin. Mr. Grenier asked if the board needed 80% treatment on site because they will get some credit with the detention basin; there will be pretreatment going through deep sump catch basins and the swale before it goes into the detention basin. VHB also said there is a potential vernal pool and wanted to make sure all the water is not going to the detention basin. It will go through a stormceptor which ultimately goes to the vernal pool. They are taking credit for the detention basin as part of the treatment. They are in an easement that is deeded to the town; it will need DPW approval. Mr. Rajeshkumar asked if the detention pond was only for FedEx. Mr. Grenier said FedEx has their water going into the basin as well as Century Drive going into it. Along the shoulder of the road there is an existing swale and a culvert pipe under the driveway for FedEx which captures a lot of the runoff from the site currently. They are now creating impervious area and need to treat it and make sure there is enough volume. Mr. Vignaly said there is a 30-foot screening strip requirement to residential uses in residential districts; the abutting land in West Boylston is a residential district. Mr. Ricciardi met with the Boylston Water District and they didn't have any issues. They should consider a ditch in the terracing. Mr. Vignaly asked if they could evaluate putting in a catch basin or swale. Mr. Grenier said it's approximately a 30-foot drop and explained how it is being captured. Mr. Vignaly said in the industrial zone there is a percentage requirement for impervious. Mr. Grenier said the maximum lot coverage is 40%; they have 10%, 9.6%, 11.8%, and 12.5%. Comments were received from the Municipal Light Plan, DPW and Police; no architectural drawings were received. Mr. Grenier said they could provide typical drawings. Mr. DeWolfe said they will be similar to Hartwell Street; signage will be at the base of the road. Mr. Vignaly asked if they could loop the waterline through their site; Mr. Grenier will check. Mr. Vignaly commented on no parking in front of the building. Mr. Grenier said it does have parking in the front but doesn't make sense for this application. He was told to check zoning and see if he needs a variance from the ZBA or a waiver from the Planning Board. Mr. Grenier said either way they will put landscaping in the front. The driveway is 30-feet wide for tractor trailer and commercial vehicles.

The Chair asked for public comment. The Building Inspector reminded them that new energy codes will be in place in July. Ashley Quist (51 Worcester Street) said the law requires a handicap accessible charging station; laws are happening with regard to Electric Vehicles. No comment was received from the Fire Chief. Mr. Grenier will address the comments and hopes to get it to VHB within a week.

Mr. Rajeshkumar made a motion to continue the public hearing for Century Drive to July 12, 2023 at 7:05 p.m. Mr. Frieden seconded; all voted in favor; motion approved. Action items for Mr. Grenier are to verify lot widths, meet stormwater standards, look at reducing driveway width, screening on the back, signage, and remaining items from VHB; architectural drawings, looping the water lines, and defining the uses.

Date Accepted: _____

By: _____

Marc Frieden, Clerk

Submitted by: _____
Melanie Rich