



PUBLIC HEARING MEETING MINUTES
Kidoodles Child Care Center of Holden
659 Shrewsbury Street, Holden & Woodland Street, West Boylston
October 14, 2020

Members Remote: Marc Frieden, Vincent Vignaly, Sarah Miles, Barur Rajeshkumar

Members Absent: Paul Anderson (Chair)

Attendees Remote: George Tignor (Building Inspector); Wesley Flis (Whitman & Bingham);
Linette Roche (Kidoodles Owner)

Vice Chair Miles opened the public hearing at 7:05 p.m. The notice was read into record. Wesley Flis (Whitman & Bingham) and Linette Roche (Kidoodles owner) were present remotely.

The project is located 659 Shrewsbury Street in Holden and also on Woodland Street in West Boylston; it is an existing daycare and parking lot. Mr. Flis showed where they will expand the parking lot and construct a 2,400 square foot building (60x40) on the northeast part of the site. There will be a concrete sidewalk around the building and the play area will be readjusted. He showed where the town line runs through the property. The sewer and water will come off Woodland Street; he explained the proposed drainage; 7 new parking spaces will be added and the parking lot restriped; proposed is an additional handicap space, bringing the total number of parking spaces to 31. Erosion control barriers will be installed around the site work and at the base of the slope downgradient of the new detention basin. It has been sent to VHB for peer review.

Mr. Vignaly asked about lighting and signage. Mr. Flis said no additional signage or parking lot lighting is proposed. They could possibly put light the entrances, but not the parking lot. Mr. Vignaly asked for a note stating the lighting and signage will be added and said it looks as if the last parking space along Woodland Street is within the front yard setback. Mr. Flis will check. The hours of operation are 7:15 a.m. to 4:45 p.m. Because the current site is located on Shrewsbury Street (and there is already a Shrewsbury Street in West Boylston), Mr. Vignaly asked if there was a way to have the second building numbered in West Boylston as Woodland Street. It will need to be addressed before the board can draft an approval letter. The Building Inspector said they will look at the sequence of numbering and will determine what number to give it. Mr. Vignaly asked if there was vehicle access to do maintenance on the stormwater basin; Mr. Flis said there was. For the proposed parking spaces, Mr. Flis was asked what is the minimum number required under zoning requirements for both buildings; he will check. It is in a Single Residence District and is an allowed use according to the Zoning Bylaws.

The board did not see any test pits for the infiltration basins on the plan. Mr. Flis said the basin is one foot above the existing grade; it is very small; the soils are C soils. Mr. Vignaly said the board can allow only one test pit, but will need confirmation about the soils, even if there is one test pit. Mr. Rajeshkumar asked about snow storage. Mr. Flis said he will add it to the plan. The trash receptacle is on a concrete pad in the back of the driveway. The board needs to see where the solid waste disposal will be and it needs to be screened with a plastic fence, not chain link. Mr. Frieden asked if the building was going to be a single story. Ms. Roche said they have not gotten to that step yet but would look to have storage in part of the building. House #265 is a single-family house; there needs to be screening proposed. Typically, the screening requirement

for a business use next to a residential use is a 30-foot wide area. The applicant won't have that area so the board would accept fencing and trees/shrubs combination to protect the character of that property. The board needs to have the architectural drawings as part of the Site Plan Review application (the uses inside the building, general space, layout, and an elevation view of the building) to see how imposing it is. Mr. Vignaly explained that the site plan review is for the board and abutters to see what is being proposed and documented so a fair decision can be made.

Dorothy Dibara (265 Woodland Street) was concerned about the increase in parking; currently the traffic and rate of speed on Woodland Street are hazardous. She was also concerned if any water runoff would come onto her property. Mr. Flis said as far as the traffic, they are not looking to increase a large amount of parking spaces; speed they can't control; he will speak with the Police Chief. Mr. Flis explained the drainage and how it works so her property will not be impacted.

The current building size is 4,925 square feet. Mr. Vignaly asked how many parking spaces did it really need to operate. Mr. Flis said looking at the zoning for parking, there is nothing that states specifically for day care or educational services; the amount was determined with the applicant. He was asked what the traffic circulation is for drop-off and pick-up. Mr. Flis said customers drive into a parking space, then leave. No rotary or drop-off area is proposed. There is no second entrance. The building would be no more than two stories; the second story could be for storage, but it has not been decided.

Jim and Sue Garvey (255 Woodland Street) had concerns about the woods being replaced by a retention pond. They were also concerned with runoff going onto their property. Mr. Flis explained that erosion control barriers will be installed during construction and once the grass grows it will be removed. There will be trees on the applicant's property that will be removed to create a grass slope and low dike for the stormwater basin which will be 28-feet long x 18-feet wide; it will hold 3-feet of water at the most in a 100-year storm. Mr. Garvey asked if this was a Special Permit because it is residentially zoned. He said a family day care center should not have more than six children. Mr. Flis showed the Zoning Table and explained that it is allowed according to the regulation. Mr. Vignaly said it is an educational use, not a family daycare use. Mr. Garvey asked if a traffic study would be appropriate. Mr. Vignaly said they are adding eight parking spaces and not having a significant impact. There is an issue with the traffic currently coming in from Holden, that is why the intersection was changed to a four-way stop a few years ago. It was suggested by the abutters to put in another sign; it is important. Mrs. Garvey said the noise level is quite loud now and will devalue their property. Ms. Roche said they are nationally accredited and have worked hard to attain the highest standards in the country and the state. She said they are the only one in Holden and possibly West Boylston that attain those standards; quality is something they are aware of. They have more space per child; the back area is a nature trail; they do have a lot of space for children to be outside. Ms. Roche said they have been there for 20 years and does understand that children can be noisy. Mr. Vignaly asked Mr. Flis to see if what they are proposing will provide any buffer, possibly evaluate more fencing at the play area. Mr. Vignaly said they have a wide overflow spillway for a 4" pipe outlet. Mr. Flis said it is for the emergency spillway. Mr. Vignaly said it is more than they will need and could possibly make it a 5-foot wide spillway and reduce the amount of riprap. Mr. Flis said DEP recommends 10-foot wide spillways now. He will talk to VHB to see if they have any issues reducing it; he does not have a concern. Ms. Roche said they are not in a rush; possibly begin in the spring.

Mr. Frieden made a motion to continue the public hearing for Kidoodles to December 9, 2020 at 7:30 p.m.; Mr. Rajeshkumar seconded; roll call vote: Vignaly-yes; Frieden-yes; Rajeshkumar-yes; Miles-yes; motion approved.

Date Accepted: _____

By: _____

Vincent Vignaly, Clerk

Submitted by: _____
Melanie Rich