



**TOWN OF WEST BOYLSTON PLANNING BOARD** [planningboard@westboylston-ma.gov](mailto:planningboard@westboylston-ma.gov)  
140 Worcester Street \*\* West Boylston MA 01583 \*\* Phone 774-261-4073

**Continued PUBLIC HEARING MEETING MINUTES**  
**Lot 54 Century Drive**  
**9 Industrial Buildings on 4 Lots**  
**August 16, 2023**

Members Present: Barur Rajeshkumar (Chair), Vincent Vignaly, Marc Frieden, Francesco Lopriore, Kevin LaClaire

Members Absent: None

Others Present: John Grenier, Jimmy Ricciardi, Gary DeWolfe

The public hearing was opened at 6:05 p.m.

John Grenier (JM Associates), Jimmy Ricciardi, and Gary DeWolfe were present. Proposed is the final development of land on Century Drive. They are completing the construction of Century Drive to create the frontage along the property. There will be four lots: lot 1 will have potentially three commercial buildings; lot 2 will have one commercial building; lot 3 will have one commercial building, and lot 4 will have three commercial buildings. All runoff runs in a westerly direction towards Century Drive. There is an offsite detention basin that takes runoff from Century Drive and other eastern sites including FedEx. There was concern with the sight distance on lot 2; they will trim the trees. They provided updated plans along with their response letter. Mr. Grenier asked if the decision could include some type of wording that as either each lot or each building gets developed they can get a sign off for occupancy as long as each lot has everything required for the individual lot or building. Mr. Vignaly said that is not typically done and asked that they provide wording they would like to use and the board would consider it. Mr. Frieden said it should be a phasing project in order to do that because it's one application. Mr. Grenier also said a condition could be included that before any development starts they have to provide an ANR plan. Wayne Amico (VHB) asked if it was possible as a condition that prior to construction they could come up with a color phasing diagram plan they could submit to the board with their intent and, if out of sequence, they would have to come back to the board to modify it. Mr. Vignaly asked them to provide a narrative with the process they propose and the board will review it. Mr. Frieden commented that the abutters are in another town and asked if they were notified. Mr. Grenier said they were.

Mr. Amico reviewed his comments in response to Mr. Grenier's final response letter today. They requested a waiver from the scale. This has been revised in the regulations. The Water District provided a letter today. VHB recommended a condition for final signage before Certificates of Occupancy are issued. The required landscaping has been done. Regarding the loading docks, a condition should be added lot 2 that signs be installed and maintained prohibiting vehicles larger than a 32' single unit vehicle. The basin has been in place since Century Drive was built; they are proposing to clean it out. They had an issue getting to it and getting the recommended number of test pits. Mr. Amico usually does not suggest this approach, but he recommended that as a condition of approval additional test pits be done prior to construction, but given the conditions and the fact that the basin will not affect the development and in this situation thought it was reasonable. Mr. Amico said he would rather have Mr. Grenier do the test pits. He didn't think it should hold up the approval, they can do it separately. There should be a condition about the Fire Department giving final approval. The

detention basin typically requires fencing. It's deeper than usual but is in a very rural area and isolated and he didn't think fencing should be required. An ANR is recommended before construction starts. Mr. Grenier explained the truck turning analysis that was done for the lots. He said a contractor's use is allowed by special permit through the ZBA. He asked if that could be incorporated for Mr. Ricciardi's use if he has his contracting business on site. Procedurally he does have to go before the ZBA.

Mr. Frieden asked about previous discussion of the walkway access. Mr. Grenier said because of the different elevations of the pads it doesn't make sense to have a walkway. He said there are sidewalks in front of all the buildings and parking areas; they are not going to propose any walking paths to Century Drive because of the grades and that it becomes a liability. Mr. Amico would support not having sidewalks. Mr. Vignaly asked if there was a way to limit the uses because the industrial district allows office space and other uses that would require sidewalks. Can there be wording in the conditions so that those uses are not allowed? If they are going to be intended to be used then we would want to see sidewalks and access. Mr. Ricciardi said there will be office space for the business with a few employees. Mr. DeWolfe said they are industrial buildings, not office buildings. Mr. Vignaly said a condition will be added that the office space in each building will not exceed 25% of the gross floor area; if it does, they will be required to come back before the board.

There was no public comment. Marc Frieden made a motion to close the public hearing; Frank Lopriore seconded; all voted in favor; motion approved. A draft approval will be prepared and sent to the applicant and VHB.

Date Accepted: \_\_\_\_\_

By: \_\_\_\_\_  
Marc Frieden, Clerk

Submitted by: \_\_\_\_\_  
Melanie Rich