



**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

**PUBLIC HEARING MEETING MINUTES**  
**223 Prescott Street – Nuha Circle**  
**December 10, 2014**

Chairman: Marc Frieden

Members Present: Christopher Olson, Cheryl Carlson, Vincent Vignaly, Mark Brodeur

Members Absent: None

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 continued Public Hearing at 7:00 p.m.

Mr. Amico presented his review. The original comment letter for the project was issued on November 6<sup>th</sup>. The applicant's engineer resubmitted the plans, calculations and comments on December 4<sup>th</sup>. VHB provided an updated review letter on December 9<sup>th</sup>. Mr. Amico reviewed the remaining comments that were not addressed.

Page 2, V.B.1 – An incorrect scale is shown on the cover sheet which does not correspond with the locus. V.B.7. – The engineered survey used NAVD88 rather than a vertical data of NGVD 1929. Mr. Amico does not feel either of these will be an issue.

Page 3, V.B.13 – The lot lines were revised to comply with the subdivision requirements which resulted in the creation of a 146 square foot lot (Parcel 9). The intent for this lot Mr. Dubois (Bertin Engineering) said was to neaten the lot lines. Mr. Ali owns the adjacent lot to which it will be conveyed (219 Prescott Street).

Page 4, V1.D – Mr. Amico read his comments regarding the Fire Department. The Planning Board will comment after Mr. Amico completes his review letter comments.

Page 5, VII.B.1 – The transformer and pad detail should be added to the plans and should meet the Municipal Light and DPW specifications. The applicant should provide a statement that the details will meet the Municipal Lighting Plant's standards. Mr. Dubois said he spoke with Jonathan Fitch (Municipal Light Plant Manager) who said he would deliver to the site a sketch of where the transformers should be located.

Page 9 discusses the applicant providing the sight distance which is complied for 40 mph travel speeds. There are no speed counts; therefore it is unknown if the sight distance is acceptable if the speed was higher. In Item 3, the applicant separated the wells and septic systems but did not include the dimensions. Mr. Amico recommends the dimensions be included on the plan for a constructability standpoint.

Page 11, #10 – It was recommended, but no change was made, to reduce the slope in locations where future driveways are proposed. Mr. Amico does not have an issue with this but noted that it will create additional work for the developer.

Page 12, #17 – The proposed profile has not been modified as suggested. The applicant's engineer should state on the plan, or verbally, that he feels the design is safe and compliant with standards. Mr. Dubois said the subdivision regulations call for a 3% grade for a distance of 50' from the nearest exterior line of the intersecting street which is what he designed it for.

Page 14, #24 – Bonding. It is recommended that the board require bonding details before issuance of subdivision approval. Mr. Ali said he would be using the tri-party agreement noted in the Subdivision Regulations.

Page 14, #25 – The detail for the granite curbing was not revised as requested. Mr. Amico felt that as long as a reputable firm is installing the curbs in accordance with the industry standards there would be no issue.

Mr. Ali said with regard to the water service, he has been talking with the Water Department and Fire Chief about conducting tests. He paid the fee to have the Water District and their consultant conduct a hydraulic evaluation of the existing water system on Prescott Street. An email was received from both the Water District, Fire Chief and DPW with their comments and requests that the hearing be continued. Mr. Ali felt the hearing could be closed tonight and amend the water situation later or a condition could be put on the approval. He said the water should be a minor change because it is an improvement to the project. He was told that board would continue the hearing if changes need to be incorporated because according to the Open Meeting Law, the board cannot accept any new information on the project after the public hearing is closed. The decision will be written and ready for the next meeting. A draft will be sent to Mr. Ali before the next meeting.

Mr. Sylvia's (DPW) email referenced the 1.5" top coat and 2.5" binder course of pavement as opposed to 1" and 2" in our subdivision regulations. Mr. Ali committed to 1.5" and 2" at the last meeting, but Mr. Sylvia would like 1.5" and 2.5". Mr. Ali agreed to 1.5" and 2.5" as requested by Mr. Sylvia.

The applicant requested a continuance. Mr. Brodeur made a motion to continue the hearing to January 14<sup>th</sup> at 7:00 p.m. Before such time the applicant will submit the final plans; Mr. Olson seconded the motion; Mr. Frieden, Mr. Brodeur, Mr. Olson and Ms. Carlson all voted in favor; motion approved. Mr. Vignaly abstained from voting.

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

By: \_\_\_\_\_  
Christopher E. Olson, Clerk

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