



**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**  
**216 West Boylston Street**  
**May 27, 2015**

Chairman: Marc Frieden

Members Present: Christopher Olson, Vincent Vignaly

Members Absent: Cheryl Carlson

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 Public Hearing at 8:00 p.m.

Mr. Olson read into record the Notice of Public Hearing which was published in the Telegram & Gazette on May 13<sup>th</sup> and May 20<sup>th</sup>. The applicant provided green card abutter notifications and the Telegram & Gazette tear sheets.

In attendance were Patrick Healy (Thompson & Liston Associates), Micah Chase (Checker Real Estate), Jennifer Conley (Conley Associates), and David Giguere. They are before the board asking for Site Plan Approval for the construction of a 19 space parking lot and a Special Permit for Business Center Use for three or more uses on the premises. The property is located at the corner of Smith Drive. Mr. Healy showed the existing building and parking on site. Approximately 10-15 years ago a 12,000 square foot addition was put on the rear of the building, which is the area they propose to use for tenants (an indoor gym and driving school). A driveway from Shrine Ave into the existing emergency driveway is proposed. Zoning Bylaw requirements are met. Mr. Healy showed the diagram and the location of the improvements; Tenant 1 will be a 12,000 square foot gymnasium; Tenant 2 will be a 7,000 square foot driving school. He explained the parking and sidewalks as well. They met with the Fire Chief who requested that the landscaping around the corner of the building where the existing fire truck connection is be cleared, and also requested a sidewalk to extend to Shrine Ave. Part of the parking lot will be a pervious surface so stormwater runoff will go to the low area of the parking lot; no new manholes or pipes are proposed. The existing system that infiltrates the roof runoff will remain in place. Lighting will be 7 post lights no more than 10' in height which will be directed downward. Two lights will be proposed at the entrances of the building; the gym entrance will have canopy covering the sidewalk. Two signs will be proposed, one over each entrance in compliance with the Zoning Bylaws. A free standing sign at the intersection will be approximately 24' high. 123 parking spaces are required; they are providing 195 parking spaces. One tree that has damage will be removed along with one flowering tree; the rest will remain in place.

Jennifer Conley (Conley Associates) conducted the traffic analysis. The board had asked Mr. Healy to look at the trip generation. Mr. Healy said it was recommended they do a count of the existing trips at Shrine Ave. Ms. Conley said they looked at the intersection and collected traffic data from April 2015 at peak times (7-9AM and 4-6PM); the PM was significantly higher. The sight lines are very good. The speed along the side streets is low. Regarding intersection sight distance, some overgrown trees/shrubs could be trimmed. Regarding site traffic, for a facility this size, it would generate about 40 trips. The trip generation resulted in 40 trips in and 30 trips out at the highest hour of the day. Driving schools do not conduct classes in the evenings, so if there is any traffic, it would be 5 trips in; 5 trips out. The operation of the driveway is very good. West Boylston Street & Smith Drive is operating at Level D (which is typical for a stop controlled location). The proponent is willing to put up no parking signs in addition to the stop sign. Mr. Healy noted that they did request waivers which were submitted with application. VHB has not completed their review of the Site Plan Review; they have however, supplied informal comments on the traffic study. Jocelyn Mayer (VHB) said some of the comments no longer apply since they are asking for waivers from the traffic study.

Philip Meola (45 Helen Drive) said there should not be any entrance or exit on Shrine Ave; it cannot handle it. Cars will travel through the neighborhood and he felt the proposed uses will make the neighborhood more commercial. He asked if they could use the existing driveway for access. Mr. Healy explained that there would be a great deal of work and cost involved to move the access from the front to the back; grading would be an issue, trees would have to be removed, and the Fire Chief will still require emergency access.

Kim Marshall (49 Carol Drive) presented the board with a petition of 68 signatures to stop the parking lot exit because it will create more traffic to the neighborhood. She said the current driving school uses the neighborhood every day. She had photos of the parking lot at 11AM; 2PM and 4PM and said the parking lot is empty. Mr. Vignaly asked if it was possible to use the existing parking lot and not add parking spaces in the back. Mr. Healy said his client wants spaces that are convenient for his tenants. David Giguere said he doesn't want the neighborhood to be affected negatively but said it will be mostly a drop off situation; there will be some classes but they will be limited; and there will not be a lot of traffic. Micah Chase said it would be hard for a business to come in and have their customers walk a long distance. He said if they changed it, he feels it would be dangerous to the people going in and out of the egress, it would be an enormous cost, and it will be less attractive being a road rather than landscaped. He would be in favor of a left hand turn only. Mr. Healy will provide a feasibility study and an alternative plan showing what is possible and what is not.

Mr. Vignaly made a motion to continue the public hearing to June 10, 2015 at 7:00 p.m.; Mr. Olson seconded the motion; all voted in favor; motion approved.

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

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

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