



TOWN OF WEST BOYLSTON PLANNING BOARD planningboard@westboylston-ma.gov
140 Worcester Street * West Boylston MA 01583 * Phone 774-261-4073

PUBLIC HEARING MEETING MINUTES
223 Prescott Street – Nuha Circle
January 14, 2015

Chairman: Marc Frieden

Members Present: Christopher Olson, Cheryl Carlson, Mark Brodeur

Members Absent: Vincent Vignaly

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.

Allison Smith (abutter) had concerns about the water easement and markers which have since been resolved to her satisfaction with the developer. Mr. Ali was asked about the water and hydrant issues. He said hydraulic tests were completed and there is adequate water. In an email from Michael Coveney, it states that “the Water District approves the connection to Prescott Street for Nuha Circle. The developer must pay the appropriate fees before the connection can be made.” Mr. Frieden was unsure if Mr. Coveney’s email referred to the fire hydrant. Mr. Ali said it was for both.

Tata & Howard performed a hydraulic analysis to estimate the fire flow available at the development, potential impacts from the development on the existing distribution system and the booster pump station which serves the Prescott Street area using the existing verified WaterGEMS model of the system. The findings were noted in a letter dated January 9, 2015. Mr. Ali was asked if he provided, in writing, to the Fire Department the fire flow for the development along with the projected demands for the development. Mr. Ali said the Fire Chief was present at the testing and happy with the flow and received the report that confirmed all requirements were met. Mr. Frieden said the report specifies that the connections were approved, but not the hydrant. Mr. Ali said there will be hydrants in the middle and in the cul-de-sac. Mr. Brodeur said it is noted on the plans. The report states that “the booster pump station is equipped with two 100 gpm pumps, with one pump serving as a backup pump in the event of an emergency. The pump station does not provide fire protection or have an emergency generator.” Mr. Ali said there is adequate flow. Mr. Brodeur said that according to the report, the estimated fire flow at both locations is approximately 650 gpm at 20 psi. He further said that when a new system and fire hydrant are installed, a flow test is required with the Fire Chief and Water Department present.

Regard to stormwater management, Mr. Olson read the regulations which require that a Declaration of a Homeowner's Covenant must be created and provided for approval by the Planning Board's Town Counsel, an Operations and Maintenance Plan for these drainage structures must be provided for review by the Planning Board's Consulting Engineer (VHB), and the Declaration of Homeowner's Covenant must be recorded at the Worcester Registry of Deeds with the subdivision plan, and reference to the Covenant must be noted on the plans. Mr. Ali said it is not noted on the plan, but it would be referenced in the Homeowner's Association document. Mr. Olson said we have not received the necessary documents required for review by the board and Town Counsel before giving our approval.

Mr. Olson also read from the regulations noting that before endorsement of the board's approval of a Definitive Plan of a subdivision, the applicant shall agree to complete the required improvements specified in Section VII for any lots in a subdivision, such construction and installation to be secured by one, or in part by one, and in part by another of the following methods which from time to time may be varied by the applicant with the written consent of the Planning Board: proper bond, deposit of money or negotiable securities, or by a covenant. Mr. Ali said Anthony Sylvia will set the amount of the bond and that the binder would be put down before he obtains a bond.

The Long Term Pollution Prevention Plan was not added to the plan as suggested by VHB at the November 12, 2014 meeting. Mr. Ali was told to include it on the plan.

Mr. Ali is required to (1) revise the plans to include the Operation & Maintenance Plan and the Long Term Pollution Prevention Plan, (2) provide a Homeowner's Association Agreement template, and (3) provide a bond format before the public hearing is closed. Mr. Ali would like the board to ask Town Counsel what bonding mechanism the town would prefer. Mr. Frieden will contact Mr. Amico to see if all changes were incorporated and will also get clarification from the Fire Chief as to the hydrant issue.

The applicant requested a continuance. Ms. Carlson made a motion to continue the hearing to January 28th at 7:30 p.m.; Mr. Brodeur seconded the motion; all voted in favor; motion approved.

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich