



TOWN OF WEST BOYLSTON PLANNING BOARD planningboard@westboylston-ma.gov
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PUBLIC HEARING MEETING MINUTES
137 Shrewsbury Street – CLT Park, LLC
January 28, 2015

Chairman: Marc Frieden

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

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. Vignaly noted he would recuse himself since his employer is an abutter.

Mr. Olson read into record the Notice of Public Hearing which was published in the Telegram & Gazette on January 14th and January 21st. The applicant provided green card abutter notification.

The hearing is to consider the Site Plan Review application submitted by CLT Park, LLC for the construction of two new buildings in conjunction with the existing building on site at 137 Shrewsbury Street. Present were Mark Tomaiolo (applicant), James Malley, Jr. P.E. (Malley Engineering), and Robert O'Neil (O'Neil Land Survey). Mr. O'Neil stated that most of the items in the VHB comment letter dated January 21, 2015 were addressed. The TSS report detail sheet still needs to be provided. The project will be done in two phases. The building proposed for Lot Z will be used for auto display, and the building proposed for Lot X will be for a future allowable use not yet determined. No exterior enlargement is proposed for the existing building. They plan to increase the pavement area and enclose it with a bituminous berm. A properly sized detention basin is proposed to capture runoff. The buildings will be metal and will have associated parking. The landscaping detail includes trees around the perimeter as well as within the parking area. Lighting will be coming off the building directed towards the parking area, not in the direction of abutters. The backland is owned by DCR which was sold by Mr. Tomaiolo. The proposed parking will accommodate the existing building, the proposed building in Phase 1, and the future building to be constructed. To answer Mr. Amico's question about possibly reducing the amount of pavement, Mr. O'Neil said they wanted an area for snow storage. Mr. Brodeur said the storage areas need to be clearly marked. He continued that the existing building has 39 parking spaces with 2 handicap spaces; one being van accessible. He believes there should be three. The building to the north has two handicap parking spaces while the proposed building to the south has none. This needs to be addressed and corrected. Mr. Brodeur said there are a total of three buildings with only two curb cuts, so there is a shared parking aspect that needs legal documents to be approved. Mr. Vignaly said it is allowed in zoning, but there needs to be a deeded easement. The language for the easement should state its purpose, e.g., access for the owner of the lot, etc. Loading and unloading will take place at the rear of the

building. Shading requirements for the parking spaces have been met. There will be an enclosed dumpster pad. Mr. O'Neil was reminded they cannot use chain link fencing. Mr. Amico suggested that a cut sheet be submitted indicating the location and cones of illumination of the lighting.

Mr. Amico (VHB) reviewed his comment letter provided to the board on January 21, 2015 referencing plans dated November 24, 1024. 3.6.D.1.m suggests that additional information on the proposed use of the buildings be provided to determine if a traffic analysis or traffic study should be required. 3.6.D.1.n says the location, width, curbing and limits of paving for Shrewsbury Street shall be added to the plans along the project's frontage. Mr. O'Neil said it has been incorporated on the revised plan. 3.6.D.1.o states the plan shall indicate the calculations used to determine the number of parking and loading spaces required and provided. 3.6D.1.u requires the snow storage areas to be indicated on the plan be striped/lettered in the field.

Regard to stormwater, Mr. Amico suggested looking closer at the areas draining to the catch basins. It appears that stormwater will not flow to the locations where they have been proposed, therefore resulting in ponding. He requests a 1 foot contour be provided. Mr. O'Neil said it has been incorporated on the revised plan. A 4" chain link fence is recommended around the proposed pond. Straw bales are recommended in place of hay bales. Mr. O'Neil said it has been incorporated on the revised plan.

Mr. Amico said the construction entrance was not shown quite to the adequate depth. Mr. O'Neil said this has been addressed. The drainage and HydroCAD analysis needs to be clarified. Mr. Amico said this is important because VHB had trouble understanding what was really required. A letter was provided by DCR, but he would like a description of what happened with DCR and a summary of what was permitted, required, and if there is a need to go before the Conservation Commission.

The access and egress points conflict with an existing utility pole and hydrant. Mr. Frieden said the Fire Department's comments were to approve the project with the following modifications: (1) both proposed buildings will be required to have sprinkler systems; and (2) the hydrant to be relocated should be moved to the north side of the curb cut. Mr. O'Neil said the changes have been incorporated on the revised plan. The Police Department also recommended approval.

Mr. Amico suggested they look closer at the sidewalks and handicap ramps because of inconsistencies. There was a request not to exceed a 5% grade in the parking areas. The specific trees adjacent to Shrewsbury Street should be identified on the plan to indicate what is being removed and retained. It does appear there is adequate sight distance, but they need to show the calculations and show the required and provided sight distances for leaving the entrance and for those on Shrewsbury Street. Mr. Amico feels it is important that the board show it was examined and adequate distance is required. Based on the 30' width of the driveways, stop signs, stop lines and a double yellow line down the middle of each one are required to be added.

Mr. O'Neil will forward the complete revised package to Mr. Amico for review when it is ready. The applicant requested a continuance. Ms. Carlson made a motion to continue the public hearing until February 25, 2015 at 7:00 p.m.; Mr. Olson seconded the motion; Mr. Brodeur, Mr. Frieden, Mr. Olson and Ms. Carlson all voted in favor; motion approved. Mr. Vignaly was recused.

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich