



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
99 Hartwell Street
May 13, 2015

Chairman: Marc Frieden

Members Present: Christopher Olson, Cheryl Carlson, 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 7:13 p.m.

Mr. Olson read into record the Notice of Public Hearing which was published in the Telegram & Gazette on April 29th and May 6th. The applicant provided green card abutter notification.

The hearing is to consider a Site Plan Review and Special Permit application for the proposed change of use to an Industrial Park with multiple users located on the same lot. Present were Chris Keenan (Quinn Engineering) and Robert Diverdi (owner).

The building was formerly used as a factory/manufacturing facility. The current owner proposes to make it less intrusive by dividing the existing building into a series of smaller office and warehouse/storage spaces and eliminate the second floor. No exterior site work is proposed, nor is any change in impervious area or drainage patterns. With regard to the pavement on the neighboring property, if they are unable to obtain an easement, it will be removed. It was suggested they contact the Fire Chief to see if it should remain for access. They have requested waivers from Section 3.6.D.1.a through v. and Section 3.6.D.2.a, b., c. An email was received from Chris Lund (Building Inspector) noting the underground utility tie-in with the removal of three utility poles and that the transformers were in dangerous disrepair and were ordered shut down. It also stated that Mr. Diverdi had addressed the situation. The Building Inspector also copied the board on an email concerning a scavenger pump. The Planning Board will not require VHB review. Since there will be no exterior alteration greater than 10,000 square feet, the Stormwater Bylaw does not trigger the need for a Stormwater Permit from the Planning Board. Reference to stormwater will be not required on the approval letter.

Joseph Serriello (4 Chino Avenue) asked what the building would be used for. Mr. Diverdi said he does not have specific tenants as yet, but will market it to keep it small. He explained that he is removing the second floor and there will be no outside storage. Mr. Serriello is worried about noise issues and said he had an email from the owners of the Waste Management parking area who said they would conduct noise levels but never did. He was told to forward that email to the new Building Inspector.

Steve Migridichian (who owns the abutting property where the trash truck parking lot was constructed) said when public sewers were installed, it changed the road elevation. Water used to cross Hartwell Street but no longer can. He had an issue of water from 99 Hartwell Street going onto his property. Mr. Keenan said the design of the site predates any stormwater regulations. Mr. Migridichian put in a stormwater treatment basin. He is more concerned with environmental issues rather than the volume of water. He said the runoff now goes into the retention pond; not so much from the road, but the parking lot. Mr. Keenan and Mr. Migridichian will work something out. They will follow-up with the board with the results. The draft approval letter will be sent to Mr. Keenan for review. Mr. Olson made a motion to continue the public hearing to May 27, 2015 at 7:00 p.m.; Ms. Carlson seconded the motion; all voted in favor; motion approved.

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich