



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
216 West Boylston Street
June 10, 2015

Chairman: Marc Frieden

Members Present: Christopher Olson, Vincent Vignaly, Cheryl Carlson, Barur Rajeshkumar

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.

As requested at the last meeting, Mr. Healy provided a feasibility study and alternative plan without an access road off of Shrine Avenue. He explained that the paved driveway would be 20' wide with a 5' sidewalk; the grading would be steep, trees will have to be removed, a large amount of work would be involved with the existing water and sewer service, the site would not be attractive, and the additional cost would be \$65,000. Mr. Healy stated that the applicant does not intend to follow this alternative.

He then addressed the following items from VHB's June 4th comment letter.

5.3D. Mr. Amico agreed that the proposed business is not bordered by a Residential District. 5.6 C.2 & D.1. The waiver requested is to increase the standing sign height to 24' to accommodate room for future tenants. General Engineering & Plan Comments #3 – A Negative Determination of Applicability was issued by the Conservation Commission on June 1st. #4 – The applicant explained that accessible spaces are proposed for each of the two tenant uses in closest proximity to the entrances proposed for each tenant, and because the walk is flush with the pavement, a ramp is not necessary. #11 – The permeable pavement will have a different texture and color to be easily recognized for future maintenance (sweeping and vacuuming). An operation and maintenance plan has been included in the design plans. Both tenants will have access to both parking lots. The applicant has met with the residents and is agreeable to installing a “no right turn” sign on Shrine Ave.

Mr. Amico felt that both plans will work efficiently, but recommended a 90 degree angle in the parking lot to slow traffic, and a breakaway emergency gate for the Fire Department on the alternative plan. If the applicant decides to go with the alternative plan, new permits will be required from DCR and the Conservation Commission. Mr. Frieden visited the site and suggested signage such as “do not enter” or “residential access only” with the possibility of signage for drop-offs. David Giguere said he could give handouts to gym members. Linda Marshall was concerned with safety rather than aesthetics. Residents agreed that the street is

narrow and is a safety issue. Ms. Carlson asked about reducing the proposed parking to less spaces, maybe twelve, and then also limit them to be used for handicapped-authorized vehicles. Mr. Giguere said it would negatively affect his business. Mr. Frieden said the owner has come before us and has kept the residents informed, but he has the ultimate decision as to what he wants to do there. The board can encourage the applicant to make changes, but the board does not have the right to deny him access to a town road where he has legal frontage. Mr. Healy said the applicant wants the original plan rather than the alternative plan because of the cost involved and requested guidance from board tonight. The traffic issue remaining involves the impacts on a Saturday traffic peak count period. The board wants to hear alternatives from the traffic engineer. The areas of concern are the impact to the intersection of Shrine Ave and Route 12, and the inclusion of the best suggested improvements for the site access driveway onto Shrine Avenue.

Mr. Vignaly made a motion to continue the public hearing to June 24, 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