



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 24, 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 7:20 p.m.

Mr. Healy addressed VHB's June 24th comment letter as well as provided a Memorandum from Conley Associates summarizing the count that was done on Saturday, June 13th. The loading area has been incorporated on the plan; details have been provided for the existing catch basins during construction; and the Stormwater Report and Calculations has been revised. Mr. Healy had listed the project as a redevelopment project but was informed by VHB that in order to qualify as a redevelopment project, it cannot show any new impervious areas; he has submitted a revised Stormwater Report. David Giguere (Ultimate Obstacles) submitted a letter concerning the hours of operation which will be 2PM to 10PM weekdays and 10AM to 9PM on Saturdays; Sundays will be reserved for competitions (between 8AM-8PM); there will be three full-time employees to start; permanent signs will be posted to show additional parking during regular business hours and during special events in the main parking lot. The driving school tenant will be assigned parking only in the lot off Route 12. The applicant contacted Mirick O'Connell for a legal opinion regarding the authority to deny a Site Plan Review. It stated that the board has little to no discretion to deny an application for Site Plan Approval for an approved use unless there are "intractable" or "intrusive problems". The residents are not happy and feel there will be more traffic. Mr. Vignaly appreciated the residents coming to the meetings with their input, but said the board has to work within certain guidelines. They were advised to go to the Building Inspector (since he enforces the zoning) if they feel what was approved is not what is happening. Mr. Healy will forward a letter and sketch requesting signs to the Selectmen (with a copy to the Planning Board) and ask to be put on the agenda. The Planning Board will make a condition that before a Certificate of Occupancy is issued, the "local traffic only" sign in the neighborhood has been reviewed by the Board of Selectmen. Mr. Amico suggested that all maintenance information he received be put on the plan prior to signing the mylar; there is no additional information; it is merely being incorporated on the plan.

Ms. Carlson made a motion to close the public hearing; Mr. Rajeshkumar seconded the motion; all voted in favor; motion approved. The draft approval will be sent to the applicant for review.

Date Accepted: _____

By: _____
Christopher E. Olson, Clerk

Submitted by: _____
Melanie Rich