



TOWN OF WEST BOYLSTON PLANNING BOARD [planningboard@westboylston-ma.gov](mailto:planningboard@westboylston-ma.gov)  
140 Worcester Street \* West Boylston MA 01583 \* Phone 774-261-4073

**PUBLIC HEARING MEETING MINUTES**  
**539, 541, 543, 555 Prospect Street – Pearson Realty Trust, LLC**  
**August 12, 2015**

Chairman: Marc Frieden

Members Present: Vincent Vignaly, Christopher Olson, 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 Public Hearing at 7:00 p.m. Mr. Olson read into record the Notice of Public Hearing which was published in the Telegram & Gazette on July 29<sup>th</sup> and August 5<sup>th</sup>. The applicant provided green card abutter notification.

The hearing was to consider a Site Plan Review and Special Permit application submitted by Pearson Realty Trust, LLC for a Business Center containing three or more business uses. Carl Hultgren (Quinn Engineering) explained to those present that, with the exception of proposing three new accessible handicap parking spaces, there are no other changes proposed. The filing was strictly to bring the Business Center into compliance with zoning standards. Val Pruneaus (564 Prospect Street) and Gus Pingeton (554 Prospect Street) were concerned that there would be an expansion and were assured there would not be. The traffic pattern will remain the same. Mr. Pearson was asked to place an “entrance only” or “not an exit” sign at the southern entry location. Chief Minnich will be asked for additional patrols in the area. Both the Fire Department and the Police Department recommended approval. Having no other issues, Ms. Carlson made a motion to close the Public Hearing; Mr. Olson seconded; 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