



THE PLANNING BOARD OF WEST BOYLSTON

127 HARTWELL STREET, SUITE 100
WEST BOYLSTON, MASSACHUSETTS 01583

CERTIFICATE OF SITE PLAN REVIEW APPROVAL

October 12, 2011

Town Clerk
Municipal Offices
127 Hartwell Street, Suite 100
West Boylston, MA 01583

Applicant: Beehive Builders/New Street Realty Corp
Proposal: New Two Story Medical Building
Site: 242 Woodland Street
Owner: Beehive Builders, Inc.

In conformance with the West Boylston Zoning Bylaws, Section 3.6, Site Plan Review, the Planning Board of West Boylston, Massachusetts hereby certifies that it voted to **APPROVE** the Site Plan for the above-noted location at a duly called and properly posted meeting of said Planning Board, held on **September 28, 2011**.

The Approved Site Plan is entitled "*Site Development Plan 242 Woodland Street*" and contains 10 sheets dated June 22, 2011 with revisions through September 28, 2011 prepared by HS&T Group, Worcester, MA. The Approved Site Plan is stamped by Hossein Haghanizadeh, P.E., Civil License #42529. A memorandum regarding traffic was provided by Ali R. Khorasani, P.E., Civil License #39925 and dated September 21, 2011. Shelly Hammond, Soil Evaluator #993 performed the soil evaluations on September 16 and 22, 2011. The Site Plan was originally filed with the Planning Board on July 13, 2011, concerning the construction of a two-story medical office building. The public hearing was opened on August 10, 2011 and closed on September 28, 2011.

Findings:

1. The location of the proposed building is in the Business Zone of the Town of West Boylston. Office, business and professional uses are allowed in the Business Zone.
2. Conversely, a medical clinic requires a Special Permit by the Planning Board to operate in the Business Zone. **The application is only for medical professional offices and a medical clinic use is not permitted by this approval.**
3. The proposed building is estimated to be approximately 9,727 square feet with twelve examination rooms. The plans do not provide a breakdown of parking requirements according to the Zoning Bylaws; however Section 5.2B specifies that three parking spaces are required per examination room. Forty-eight parking spaces are provided on the plan.
4. According to Massachusetts Department of Transportation data from 2006 – 2008, the Woodland Street/Prospect Street intersection ranks third in automobile crash clusters. The applicant provided a stamped report from Ali R. Khorasani, P.E. from AK Associates and dated September 21, 2011

reviewing the traffic issues presented by this proposal. Using an expected building size of 9,727 square feet and the building use, the expected increase of trip traffic is insignificant and less than 3.5% of current traffic on the streets. However, given the configuration of the roadways, driveways and sight-lines, the engineer strongly suggests that the current Yield sign be changed to a Stop sign to slow traffic and provide safer access. An additional Warning sign on Prospect Street is also recommended.

5. While the site is located in the Business District, it is on the edge of a small Business District and surrounded by the Single Residence District. This proposed medical office is a less intense use than other uses allowed in the Business District, which is better suited to this mostly residential area.
6. Since this is new construction, the applicant worked with the Planning Board's consulting engineer to ensure that the project complies with MA Department of Environmental Protection's Stormwater Design Standards and the West Boylston Stormwater Bylaw. The project design engineers have certified that these standards have been met by this plan.
7. The Illumination Plan provided shows that illumination levels greater than 0.5 Foot Candles do not extend onto abutting private properties. However, illumination levels greater than 0.5 Foot Candles do extend into the roadway at the Prospect and Woodland Streets intersection.
8. The Operation and Maintenance Plan for the drainage system is provided on the Approved Plan.
9. The Fire Department and West Boylston Water District have approved this application following modifications to the plan that addressed their individual concerns. The Police Department and Board of Health responded to this application, recommending approval. No other boards, committees or departments have responded to this application, so their approval is assumed.

Waivers

The applicant requested the following waivers, which a majority of the West Boylston Planning Board voted to approve:

- Section 3.6-D.1.m & 3.6-D.2.c: a waiver for a full traffic study for the site.
- Section 3.6.E.2: a waiver to have two entrance driveways on a corner lot and a traffic island at the entrance/exit.
- Section 3.6.E.7.: a waiver from interior walkways.

The following conditions shall apply to the development:

1. The final grading of the area shall not worsen any existing drainage flow onto abutting properties.
2. Prior to the release of this Approval, the applicant shall reimburse the Town for any professional review fees in excess of the amount originally posted.
3. The forty-eight parking spaces provided on the plan are sufficient to support sixteen examination rooms under Section 5.2B of the Zoning Bylaws. The approved plan specifies twelve examination rooms. If at any time, the number of examination rooms in the building exceeds sixteen, the applicant would need to apply for relief from the Zoning Bylaws to the Zoning Board of Appeals.

4. A R1-1 Stop Sign and painted 12" wide stop line at the Woodland Street traffic island and a W1-10 Warning Sign on Prospect Street on utility Pole #113, in accordance with the September 21, 2011 traffic memo by AK Associates, will be installed prior to the start of construction.
5. The exterior signage package must be provided to the Planning Board once it is approved by the Building Inspector. All signage must be in compliance with the Zoning Bylaws.
6. Structural Retaining Wall Plans, stamped by a Professional Structural Engineer registered in the Commonwealth of Massachusetts, must be provided to the Planning Board once approved and permitted by the Building Inspector.
7. Any trees along the two residential property lines that are damaged or removed by the construction activities shall be replaced by the applicant before construction is completed.
8. The applicant will provide to the Planning Board the final soil testing logs and documentation as to why the September 16, 2011 soil evaluation testing is more accurate than the previous evaluation done on June 1, 2011 **prior to the issuance of a building permit.**
9. The Applicant shall provide the Board with monthly written progress updates summarizing project and site activities during construction, and shall coordinate with and reimburse the Planning Board for inspections performed by its engineer at least once every month (or more frequently depending on the amount of site related construction activities) to monitor site activities and stabilization.
10. Construction shall conform to the approved plans and specifications submitted to the Planning Board. The approved plans shall not be changed, amended or modified without approval of the Planning Board. Any changes to the approved plans shall require a formal re-submittal of the proposed changes to the Board prior to implementation. Failure to abide by this requirement may result in the Board rescinding its approval of the Site Plans.
11. "As-Built" Site Plans and a written certification stamped by the engineer that construction was completed in accordance with the approved plans shall be submitted to the Planning Board for review and approval before a Certificate of Completion may be issued. **In accordance with Section 3.6-D.7 of the Zoning By-laws, a Certificate of Completion is required before a permanent occupancy permit may be issued.** The Applicant shall reimburse the Board for consulting services to verify that the As-Built Plans conform to the approved plans.

VOTED As Follows:

Patrick J. McKeon III, Chair	_____
Marc S. Frieden	_____
Karen Fenerty Paré	_____
Lawrence E. Salate	_____
Vincent P. Vignaly	_____

Construction must be started within one (1) year from the date of Final Site Plan Approval. This approval may be extended for one (1) year at the Board's discretion. If one year elapses from the date of approval and no extensions are granted, or if one year has elapsed since the granting of said extension, the final site plan approval shall become null and void without further action of this Board. No permit to build or alter

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any building or structure or change of use requiring a Site Plan Review shall be issued by the Building Inspector without a Final Site Plan Approval. No changes to the site plans may be made without Planning Board approval.

Consented to by the West Boylston Planning Board:

Patrick J. McKeon III, Chair

Marc S. Frieden

Karen Fenerty Paré

Lawrence E. Salate

Vincent P. Vignaly

Filed with the Town Clerk on _____.