

PERMIT FEES

Fences– Any fence with a height in excess of 7 feet requires a permit with a minimum fee of \$100.00.

Sheds– Any shed 200 square feet (120 square feet commercial) or larger require a permit with a minimum fee of \$100.00 for residential, \$200 for commercial.

Pools - Fees are based on the cost of construction with a minimum fee of \$100.00.

Helpful hints...

Be sure to locate your septic or sewer lines and other underground utilities prior to installation. For assistance call DIG SAFE at 1-888-344-7233.

Permit applications are available at the Building Department and on the Town of West Boylston website.

Building officials are available Monday through Thursday from 7:30 a.m. to noon to answer questions.



ENSURING PUBLIC SAFETY
THROUGH PROFESSIONALISM

9/2021

Helpful Contacts

Conservation Commission
(774) 261-4071

Health Department
(774) 261-4075

Historical Commission
(774) 261-4010

Zoning Board of Appeals
(774) 261-4072

For additional questions regarding
the information contained within
please contact the
Building Department at
(774) 261-4030

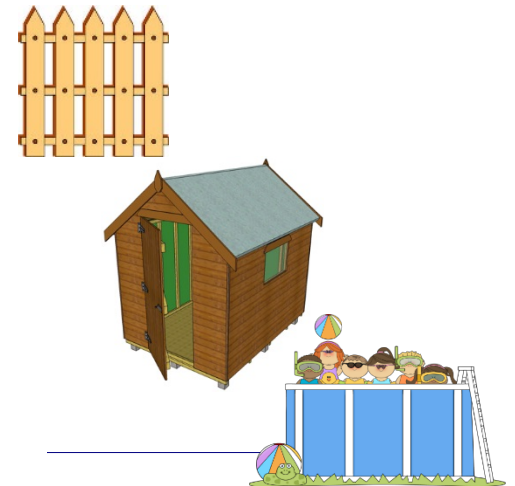
140 Worcester Street
West Boylston, MA 01583
Fax: (774) 261-4030

E-mail address
buildingdepartment@westboylston-ma.gov



**WEST BOYLSTON
BUILDING DEPARTMENT**

Fences, Sheds & Pools



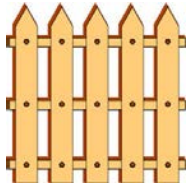
**“WHEN DO I NEED A
PERMIT?”**

WHAT I NEED TO KNOW ABOUT FENCES, SHEDS AND POOLS

FENCES:

The Town of West Boylston Building Commissioner/ Zoning Enforcement Officer in the Building Department will answer questions about zoning or building codes.

zoning issues...



According to the town bylaws fences are allowed to be located on the property line, however, it is highly recommended that enough space is left between the fence and the property line for maintenance without the need to trespass on abutting property. Except within an historic district there are no zoning regulations dictating which side of the fence should face any property abutters, nor are there any regulations regarding the style of fence a property owner may install. Fences shall not obstruct pedestrian or vehicular visibility on a public way. Fences shall be lowered to prevent blocking the line of sight at the end of a driveway or public way.

conservation and historic lands...

Owners shall confirm whether or not their property falls within an historic or conservation area prior to erecting a fence. If this is the case an application shall be filed with the relevant department. To ensure proper placement of the fence, owners shall have their property surveyed by a certified land surveyor before a fence is installed.

height regulations...

There are no height restrictions for fences. However, fences that are greater than 7 feet in height require a permit from the Building Department prior to installation. Permit applications shall include a certified site plan and details regarding the height of the fence and structural supports.

permitting issues....

Fences up to 7 feet do not require a permit; fences over 7 feet do require a permit and must comply with setback requirements.

SHEDS:

zoning issues...

All residential sheds shall be located in the side or rear of the property and shall conform to rear and side setbacks of ten feet. To locate the shed between the house and the street requires a special permit from the Zoning Board of Appeals.

height regulations...

The maximum height of all sheds, regardless of square foot size, is 18 feet, measured from the natural grade, or ground level, prior to construction. The interior of the shed cannot exceed 1 1/2 stories. The loft area of the shed may not exceed half of the space of the main shed floor.



permitting issues...

If a new shed exceeds 200 square feet (120 square feet commercial) a permit is required. Permit applications shall include a certified plot plan showing the location of the shed and, depending on the size of the shed, a framing plan may also be required. It should be noted that although a shed may not be large enough to require a building permit the homeowner should check with the Building Department about zoning regulations and if an application may need to be filed with the Conservation Commission or the Historic District Commission prior to the installation.

replacing existing sheds.....

If the existing shed does not meet the current setback requirements, replacement of the shed requires approval from the Building Department

POOLS:

zoning issues...

All pools shall be located in the side or rear of the property and shall be located at least 10 feet from the side and rear property lines.

permitting issues...

A permit is required for all pools more than 24 inches deep. Permit applications must show that the pool meets the zoning requirements shown above and must conform to the following pool barrier requirements.

Above ground pools over 24 inches require a fence and code-compliant ladder. Pools 48 inches and above require a code compliant ladder only.

In ground pools must have a pool barrier.

Any gate must be self-closing, out-swinging, self-latching and lockable.

If accessible from the house, all pools must have an alarm on the house door.

All fences must meet the dimensional requirements of the Mass State Building Code for pool barriers.

