



THE PLANNING BOARD OF WEST BOYLSTON

127 HARTWELL STREET, SUITE 100
WEST BOYLSTON, MASSACHUSETTS 01583

CERTIFICATE OF SITE PLAN REVIEW APPROVAL

July 9, 2014

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

Applicant: College of the Holy Cross
Proposal: Contemplative Center
Site: 1000 Goodale Street
Owner: Marla Maykel and Richard Pyle

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 **June 25, 2014**.

The Approved Site Plan is entitled "Holy Cross Contemplative Center, 1000 Goodale Street, West Boylston, MA" and contains 14 sheets dated April 21, 2014 with revisions through June 25, 2014, prepared by Brassard Design & Engineering Inc., Worcester, MA. The Approved Site Plan is stamped by Matthew T. Brassard, P.E., Civil License #40058. The Site Plan was originally filed with the Planning Board on April 21, 2014, concerning the demolition of a single-family residence and construction of a building having approximately 32,000 square feet. The building will contain a kitchen, 60 beds, and meeting rooms at 1000 Goodale Street for use as a Contemplative Center not to be used every day. The public hearing was opened on June 11, 2014 and closed on June 25, 2014.

Findings:

1. The location of the proposed building is in the Single Residence Zone of the Town of West Boylston. Religious and educational uses are allowed by right in this Zone, under protection of the Dover Amendment.
2. The existing home will be razed to accommodate the new Contemplative Center building, with no proposed increase in the elevation of the highest point of the building.
3. Twenty-two parking spaces will be created on site including two handicap spaces; these totals are in excess of the required number for a 'place of assembly' use, as determined by the Building Inspector.
4. Since this application includes new construction, the applicant worked with the Planning Board's consulting engineer and has ensured that the project complies with the MassDEP Stormwater Design Standards and the West Boylston Stormwater Bylaw.

5. The Operation and Maintenance Plan for the drainage system is provided in a separate document that is considered part of the Approved Site Plan.
6. This approval **does not** approve any signs on the site which are required to meet the requirements of the West Boylston Zoning Bylaw Section related to signage. If any signs are to be installed at the site, the Applicant will make a sign permit application to the Building Inspector and the Planning Board for approval.
7. The Police Department, Municipal Light Plant, Fire Department and the Building Inspector have approved this application with no objections. The Board of Health has issued an approval with conditions that the septic design be submitted for their review.

Waivers:

The applicant requested the following waivers, in a letter submitted by Attorney Robert Longden, dated June 11, 2014; and an additional waiver, all of which the West Boylston Planning Board voted to approve at their meeting on June 25, 2014:

- Section 3.6.D.(1)1: Submission of building elevations of the proposed structure. Architectural renderings have been provided in lieu of elevations.
- Section 3.6.H.1: Grant that the Site Plan Approval is valid for two (2) years, with no extensions to be granted.
- Filing fee applicable to a lot area greater than 10 acres, as set forth in the Planning Board Fee Schedule. Despite that the total lot area is greater than 10 acres, the development area for the proposed project is only approximately 3.4 acres. The Planning Board decided to limit the filing fee to \$1,200.00.

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 Approved Site Plan depicts a maximum of twenty-two parking spaces at the site. Parking for more than this number of vehicles will require the applicant to submit an Amended Site Plan Review application.
4. The owner shall maintain the area at the entrance driveway onto Goodale Street in a condition that will provide the sight distances noted on the Approved Site Plan and submitted Traffic Study, including the vegetation clearing.
5. No approval is granted for lighting at the site other than safety lighting along the walking path and other lighting required under the Building Code.
6. Any exterior signage, other than signs required under the Building Code, must be submitted to the Planning Board for approval as well as to the Building Inspector.
7. The Applicant shall provide the Board with monthly written progress updates summarizing project and site activities during construction. The Applicant acknowledges that they will be responsible for providing funding to reimburse the Planning Boards Engineer in order to conduct as needed Inspections of the site during construction. The Applicant shall reimburse the Planning Board for inspections performed by its

July 9, 2014

Engineer at least once every month (or as agreed to and determined based on construction schedule for the site) to monitor site activities and stabilization. A separate letter addressing the details of the Construction Inspection requirements will be submitted to the Applicant separately from this Site Plan Approval. The Applicant acknowledges that no construction can begin on site until the Construction Inspection Fees have been paid to the Planning Board and a Preconstruction Meeting has been conducted.

- 8. Construction shall conform to the Approved Site Plans and specifications submitted to the Planning Board. The Approved Site Plans shall not be changed, amended or modified without approval of the Planning Board. Any significant changes to the Approved Site 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 Site Plan Approval.
- 9. "As-Built" Site Plans and a written certification stamped by the engineer that construction was completed in accordance with the Approved Site Plan 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 review and verify that the As-Built Plans conform to the Approved Site Plans.

VOTED As Follows:

Christopher E. Olson, Chair	<u>Yes</u>
Marc S. Frieden	<u>YES</u>
Cheryl Carlson	<u>Yes</u>
Mark Brodeur	<u>YES</u>
Vincent P. Vignaly	<u>yes</u>

Construction must be started within two (2) years from the date of Final Site Plan Approval. This approval may not be extended. If two years elapse from the date of approval, this Certificate of Site Plan Approval shall become null and void without further action of this Board. No permit to build or alter any building or structure or change of use requiring a Site Plan Review shall be issued by the Building Inspector without a Certificate of Site Plan Approval. No changes to the Approved Site Plans may be made without Planning Board approval.

Consented to by the West Boylston Planning Board:

Christopher E. Olson
Christopher E. Olson, Chair

Marc S. Frieden
Marc S. Frieden

Cheryl Carlson
Cheryl Carlson

Mark Brodeur
Mark Brodeur

Vincent P. Vignaly
Vincent P. Vignaly