



## THE PLANNING BOARD OF WEST BOYLSTON

140 WORCESTER STREET

WEST BOYLSTON, MASSACHUSETTS 01583

### CERTIFICATE OF SITE PLAN REVIEW APPROVAL

and

### STORMWATER MANAGEMENT APPROVAL

and

### SPECIAL PERMIT FOR USE IN THE AQUIFER AND WATERSHED PROTECTION DISTRICT

May 11, 2016

Kim Hopewell, Town Clerk  
Municipal Offices  
140 Worcester Street  
West Boylston, MA 01583

**Applicant:** West Boylston Municipal Lighting Plant  
**Proposal:** Use of Former Municipal Landfill as a Proposed Solar Panel Array  
**Site:** Temple Street (Rte. 140) - Former West Boylston Landfill  
**Owner:** West Boylston Municipal Lighting Plant

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 Review Application for the above-noted location at a duly called and properly posted meeting of said Planning Board, held on **April 29, 2016**. At the same time, the Planning Board further voted to **APPROVE** the Stormwater Management Plan and a Special Permit for the installation and operation of a solar power-generating array in the Aquifer and Watershed Protection District, with the conditions listed below.

The Approved Site Plan is entitled "Proposed Solar Panel Array, Proposed Site Development Plan in West Boylston, Massachusetts off Temple Street (Route 140), February 26, 2016" and contains 4 sheets, dated February 24, 2016, with revisions through April 26, 2016, prepared by Whitman & Bingham Associates, LLC, Leominster, MA. The Approved Site Plan is stamped by Brian F. Milisci, P.E., Civil License #38102. The Site Plan was originally filed with the Planning Board on February 24, 2016, concerning the proposed solar array construction and use of the site for a solar energy farm. No building construction is proposed. All work will be above the landfill cap layers and drainage calculations submitted show compliance with DEP Stormwater Handbook standards. The public hearing was opened on April 13, 2016 and closed on April 29, 2016.

#### Findings:

1. The location of the lot is in the Single Residence Zone of the Town of West Boylston as well as within the Aquifer and Watershed Protection and Wireless Communication overlay districts. A public utility facility is allowed in this Zone with a Special Permit from the Zoning Board of Appeals. The alteration of an existing use in the Aquifer and Watershed Protection district is allowed in this Zone with a Special Permit from the Planning Board.

2. Construction of a solar panel array on the existing capped landfill and a 7' tall perimeter security fence is proposed. No building construction, sign installations, or new lighting at the site have been proposed or approved.
3. No additional parking spaces have been proposed. The Applicant proposes to access the site using a proposed gravel driveway accessed from the existing paved turnaround on Temple Street. The turnaround shall be publicly-accessible and maintained throughout construction and repaired as needed.
4. Proposed stormwater management structures are certified by Applicant's engineer to be in compliance with MassDEP Stormwater Standards. The Applicant's engineer provided a drainage report and has certified that the project will not result in an increase in the peak rate of runoff from the project site and will have no negative impact to any downstream properties.
5. 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. Before any signs are to be installed at the site, the Applicant will make a sign permit application to the Building Inspector for approval prior to installation.
6. As required under the Aquifer and Watershed Protection Bylaw, Section 2.6.G.3, the proposed use meets the applicable standards and during construction or thereafter, shall not adversely affect the existing or potential quality or quantity of water that is available in the Aquifer and Watershed Protection District; and has been designed to avoid substantial disturbance of the soils, topography, drainage, vegetation and other water-related natural characteristics of the site.
7. The Fire Department approved the project with comments that they will work with the WBMLP to develop an emergency action plan. The Police department approved the project without comment.

**Waivers:**

The West Boylston Planning Board did not vote to approve any waivers.

**The following conditions shall apply to the development:**

1. Applicant shall not worsen any existing drainage flow onto abutting properties.
2. The applicant shall comply with the requirements of the DCR Asian Longhorn Beetle eradication program when removing vegetation from the site.
3. Landscaping, such as ornamental shrubs and bushes or other low-level plantings, will be added along Route 140 to improve the appearance of the array from the roadway.
4. Any exterior signage, other than signs required under the Building Code, must be submitted to the Building Inspector for approval, prior to installation.
5. The Approved Site Plan 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 Approval granted herein.
6. Construction must be started within one (1) year from the date of this Certificate of Site Plan Review Approval. This approval may be extended for up to one year if a written request is received by the Board before the end of the approval period. Construction must be completed within three (3) years from the date

of this approval. If the Applicant fails to meet either of these conditions, this Certificate of Site Plan Review Approval shall become null and void without further action of this Board and an Amended Site Plan Review application will be required to be approved before a certificate of completion may be issued.

7. "As-Built" Site Plans and a written certification noting discrepancies between the actual construction and the approved plans shall be stamped by a registered professional engineer and submitted to the Board for review. Certification by a registered 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.

**VOTED As Follows:**

Marc S. Frieden, Chair  
Cheryl Carlson  
Christopher E. Olson  
Barur R. Rajeshkumar  
Vincent P. Vignaly

YES  
Yes  
yes  
yes

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:**

Marc S. Frieden  
Marc S. Frieden, Chair

Cheryl Carlson  
Christopher E. Olson  
Christopher E. Olson

Barur R. Rajeshkumar  
Vincent P. Vignaly  
Vincent P. Vignaly

Filed with the Town Clerk on 5/17/16