



THE PLANNING BOARD OF WEST BOYLSTON

140 WORCESTER STREET
WEST BOYLSTON, MASSACHUSETTS 01583

CERTIFICATE OF SITE PLAN REVIEW APPROVAL AND STORMWATER MANAGEMENT APPROVAL

February 28, 2018

Elaine Novia, Town Clerk
Municipal Offices
140 Worcester Street
West Boylston, MA 01583

Applicant: Town of West Boylston
Proposal: Town Senior Center
Site: 120 Prescott Street
Owner: Town of West Boylston

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 construction of a Senior Center at the above-noted location with the conditions listed below at a duly called and properly posted meeting of said Planning Board, held on **February 14, 2018**. The Planning Board, acting as the Town of West Boylston's Stormwater Authority's designee, voted to **APPROVE** the Stormwater Management Plan at the February 28, 2018 meeting.

The Approved Site Plan is entitled *West Boylston Senior Center, Site Plan of Land at 120 Prescott Street, West Boylston Massachusetts*, and contains 16 sheets dated December 29, 2017, prepared by Places Associates, Inc., Littleton MA. The Approved Site Plan is stamped by Susan E. Carter, PE, Civil License #41270. An additional bound document (the "narrative"), *Application for Site Plan Review for the West Boylston Senior Center, 120 Prescott Street, West Boylston MA*, containing additional detail about the project, was also submitted. The Site Plan was originally filed with the Planning Board on December 19, 2017, concerning the proposed construction of a new senior center. The public hearing was opened on February 14, 2018 and closed the same evening.

Findings:

1. The improvements presented by the Applicant were relative to the site area (hereinafter "Site Area") having 13.8 acres of land at 120 Prescott Street. The site is the former site of the Mixter School building, which was used as a Town Hall in the 1990s. The current land use is an open field and parking, with a ball field adjoining Prescott Street.
2. The location of the proposed development on the lot is in the Single Residence Zoning District of the Town of West Boylston. Municipal uses are allowed by right in this Zone.

3. A new building is proposed with 11,350 gross square feet. Fifty-one (51) parking spaces are proposed to be constructed, including 3 staff spaces in the rear of the building, and 12 handicapped-accessible spaces, which will be accessed from the existing driveway on Prescott Street.
4. This approval specifically notes all waivers that were granted by the Planning Board. No other reductions or changes are allowed.
5. The West Boylston Water District, Police Department and the Fire Department approved this application with no objections.

Waivers

The Applicant requested several waivers and the West Boylston Planning Board has approved the following waivers for this project:

3.6 C.2.a) that the plans be drawn at a scale of 1" = 20'

To depict the entire site on one sheet, the plan is drawn at scales of 1" = 50' and 1" = 40'.

3.6.C.2.e) review fees

Because this is a municipal project submitted by the Town, the Senior Center and Building Committee request that application fees be minimized and review fees be waived.

3.6.D.1.o) parking calculations shown on the plan

Since parking calculations are included in the project narrative, which is an integral part of the application, there is no need to include them on the project plan itself.

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 all professional review fees incurred by the Planning Board in excess of the amount originally posted.
3. The Applicant shall comply with the requirements of the DCR Asian Longhorn Beetle eradication program when removing vegetation from the site.
4. All lighting at the site shall be directed down and be anti-glare in compliance with the lighting plan submitted, and the Zoning Bylaws.
5. No materials, equipment, or supplies shall be staged or stockpiled within 10' of the area where the stormwater treatment systems are located.
6. Any additions or changes from the approved exterior signs, other than signs required under the Building Code, must be submitted to the Building Inspector and Planning Board; and receive approval from both prior to installation.
7. Construction is allowed only between the hours of 7:00 am and 6:00 pm Monday through Saturday. No construction is allowed on Sunday.

8. The Applicant shall provide the Board with monthly written progress updates summarizing project and site activities during construction. The Applicant acknowledges that they may be responsible to reimburse the Town for the Planning Board's Engineer to conduct regular inspections of the site if conditions at the site warrant. If needed, the inspections may be performed by the Planning Board's Engineer at least once every month (or as agreed to by the Applicant and the Planning Board and determined based on the construction schedule for the site) to monitor site activities and stabilization.
9. Construction shall conform to the Approved Site Plan and specifications submitted to the Planning Board and be in conformance with good industry practices. The work associated with the Approved Site Plan shall not be changed, amended or modified without advance approval of the Planning Board. Any significant changes from the Approved Site Plan 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 Review Approval.
10. 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 an acceptable reason and written request is received by the Board at a meeting 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 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 permanent occupancy permit may be issued.
11. Certified "As-Built" Site Plans and a written certification by a registered professional engineer noting discrepancies between the actual construction and the approved plans shall be stamped by the engineer. The certification that construction was completed in accordance with the Approved Site Plan and the As-Built 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 by the Building Inspector.** If needed, the Applicant shall reimburse the Board for consulting services to review and verify that the As-Built Plans conform to the Approved Site Plan.

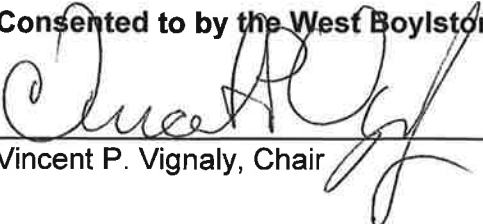
VOTED As Follows regarding requested waivers, Site Plan Review, and Stormwater Management Review:

Vincent P. Vignaly, Chair
Paul R. Anderson
Cheryl Carlson
Marc S. Frieden
Barur R. Rajeshkumar

VN yes
PA yes
CC yes
MSF 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 Review Approval. No changes to the Approved Site Plan may be made without Planning Board approval.

Consented to by the West Boylston Planning Board:



Vincent P. Vignaly, Chair

Paul R. Anderson
Paul R. Anderson

Cheryl Carlson
Cheryl Carlson

Marc S. Frieden
Marc S. Frieden

Barur R. Rajeshkumar

Filed with the Town Clerk on

