



THE PLANNING BOARD OF WEST BOYLSTON

140 WORCESTER STREET
WEST BOYLSTON, MASSACHUSETTS 01583

CERTIFICATE OF SITE PLAN REVIEW APPROVAL and STORMWATER MANAGEMENT APPROVAL

May 13, 2015

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

Applicant: CLT Park LLC
Proposal: Construction of Two New Buildings and Use of Existing Building
Site: 137 Shrewsbury Street, Lots X, Y, and Z
Owner: Mark Tomaiole

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 **May 13, 2015**. The Planning Board, acting as the Stormwater Authority's designee, voted to **APPROVE** the Stormwater Management Plan at the same time, with the conditions listed below.

The Approved Site Plan is entitled "137 Shrewsbury St. Development" and contains 18 sheets dated November 24, 2014 with revisions through April 16, 2015, prepared by Malley Engineering Co., Auburn, MA. The Approved Site Plan is stamped by James F. Malley Jr., Civil License #38511. The Site Plan was originally filed with the Planning Board on November 24, 2014, concerning the proposed development of two new buildings in addition to a currently existing building on the premises. The proposed use of the new and existing buildings will be primarily office and storage space with some limited assembly space. The public hearing was opened on January 28, 2015 and closed on April 22, 2015.

Findings:

1. The location of the three lots is in the Industrial Zone of the Town of West Boylston. Office, and Manufacturing or industrial use including processing, fabrication and assembly is allowed in this Zone with a Site Plan Review from the Planning Board.
2. The existing building will remain, plus the construction of two new buildings, one for automobile display and the second for a use to be determined. No building shall exceed 35 feet in height.
3. Fifty-six parking spaces have been proposed including six handicap spaces; these totals are in excess of the zoning-required 40 parking spaces including 4 handicapped spaces for the depicted office, storage, and warehouse area uses, as proposed by the applicant.

4. The applicant submitted documentation to the Planning Board that was reviewed by its 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. Before any signs are to be installed at the site, the applicant will make a sign permit application to the Building Inspector and amended Site Plan Review application to the Planning Board for approval prior to installation.
7. The Police Department approved this application with no objections. The Municipal Light Plan approved with comments requesting relocation of a utility pole. The Fire Department approved with comments regarding the installation of a sprinkler system and the relocation of a hydrant, which have been incorporated into the approved design.

Waivers:

The applicant requested no waivers and the West Boylston Planning Board has not approved any waivers for this project.

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 in excess of the amount originally posted.
3. The Approved Site Plan depicts 56 parking spaces at the site. Changes to the parking will require the applicant to submit an Amended Site Plan Review application.
4. Driveway aprons shall be constructed along the gutter line of Shrewsbury Street to prevent gutter flow from entering the site.
5. The owner shall maintain the area at the entrance driveway onto Shrewsbury Street in a condition that will provide the sight distances noted on the Approved Site Plan, including maintenance of the vegetation clearing.
6. All lighting at the site shall be directed down and be anti-glare in compliance with the Zoning Bylaws.
7. Any exterior signage, other than signs required under the Building Code, must be submitted to the Planning Board as an Amended Site Plan Review application for approval as well as to the Building Inspector, prior to installation.
8. No slope shall be steeper than 2.5 horizontal to one vertical.
9. Pipe sizing calculations shall be submitted and approved by the Board's engineer prior to construction.

10. 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 Board's Engineer in order to conduct necessary inspections of the site/work during construction. The Applicant shall reimburse the Planning Board for inspections performed by its Engineer at least once every month (or as agreed to and determined based on the construction schedule for the site) to monitor site activities and stabilization. A separate letter addressing the details of the Construction Inspection requirements will be sent to the Applicant. The Applicant acknowledged 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.
11. Construction shall conform to the Approved Site Plans and specifications submitted to the Planning Board and be in conformance with good industry practices. 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.
12. 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 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.
13. "As-Built" Site Plans and a written certification noting discrepancies between the actual construction and the approved plans shall be stamped by the engineer. Certification 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:

Marc S. Frieden, Chair
Cheryl Carlson
Christopher E. Olson
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
Cheryl Carlson
Christopher E. Olson
Christopher E. Olson

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137 Shrewsbury Street
May 13, 2015

Vincent P. Vignaly

Filed with the Town Clerk on 5/15/15