



## THE PLANNING BOARD OF WEST BOYLSTON

127 HARTWELL STREET, SUITE 100  
WEST BOYLSTON, MASSACHUSETTS 01583

### CERTIFICATE OF SITE PLAN REVIEW APPROVAL

June 9, 2010

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

**Applicant:** Christopher P. Gagne  
**Proposal:** Building Addition for Additional Retail Space, Warehouse and Storage  
**Site:** 16 Woodland Street  
**Owner:** John Lugo

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 at the above-noted location at a duly called and properly posted meeting of said Planning Board, held on May 26, 2010.

The Approved Site Plan is entitled "*16 Woodland Street, West Boylston, MA, Proposed Building Addition with Associated Parking*" and contains 10 sheets dated March 28, 2008 with revisions through May 20, 2010 prepared by Christopher P. Gagne and Mark R. Blanchard PLS and Associates. The Approved Site Plan is stamped by Christopher P. Gagne, P.E., Civil License #45940 and Mark R. Blanchard, P.L.S., Land Surveyor #40043. The Site Plan was originally filed with the Planning Board on December 9, 2009, concerning the construction of a two story, 2,378 square foot building addition to an existing structure on the site, creating a total of 7,274 square feet of floor area. The building is currently used to house the offices and warehouse for Eagle Environmental, Inc. and previously included a retail store. The original application proposed additional warehouse space, pet related retail and a pet grooming business. During the public hearing process, the pet grooming use was deleted from the application. **This Site Plan Review Approval does NOT include pet grooming as a proposed use.** The public hearing was opened on January 13, 2010 and closed on May 26, 2010.

#### Waivers

The applicant requested the following waivers, which the West Boylston Planning Board voted to approve:

- Section 3.6-C.2.a.: a waiver to submit the plans with a 1"=10' scale.
- Section 3.6-D.1.c.: a waiver to submit a vicinity sketch extending less than 1,000 feet from the subject property.
- Section 3.6-D.1.g.: a waiver to submit a plan without showing the lines of abutting streets and driveway locations within 200 feet from the property.
- Section 3.6-D.1.i.: a waiver to submit a plan without showing the use and height of existing structures within 200 feet.
- Section 3.6-D.1.l.: a waiver to omit the floor plan of the addition since future use is not yet determined.
- Section 3.6-D.1.m.: a waiver from submitting existing and proposed traffic information.

- Section 3.6-D.2.c.: a waiver from submitting traffic and pedestrian flows and projected trips.

The Planning Board referred the proposed parking layout to the Zoning Enforcement Officer for review for zoning compliance. The Zoning Enforcement Officer determined that the plan did not require zoning relief.

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. All ground mounted Heating Ventilating and Air Conditioning (HVAC) units will be screened consistent with the zoning by-laws.
4. If the Department of Conservation and Recreation requires any modifications to this approved plan during their review of the Watershed Protection Act Variance, the applicant will submit those changes to the Planning Board for consideration as an Amended Site Plan Review.
5. In deference to the surrounding residential uses, the time for dumpster pickup will be restricted to the hours between 7:00 a.m. and 7:00 p.m.
6. The applicant shall provide the Board with monthly written progress updates summarizing project and site activities during construction, and shall reimburse the Planning Board for inspections performed by its engineer at least once every month (or more frequently depending on the amount of site related construction activities) to monitor site activities and stabilization.
7. Construction shall conform to the approved plans and specifications submitted to the Planning Board. The approved plans shall not be changed, amended or modified without approval of the Planning Board. Any changes to the approved 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 of the Site Plans.
8. "As-Built" Site Plans and a written certification stamped by the engineer that construction was completed in accordance with the approved plans 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 verify that the As-Built Plans conform to the approved plans.

VOTED As Follows:

Vincent P. Vignaly, Chair  
Patricia A. Halpin  
Patrick J. McKeon III  
Karen Fenerty Paré  
Lawrence E. Salate

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Construction must be started within one (1) year from the date of Final Site Plan Approval. This approval may be extended for one (1) year at the Board's discretion. If one year elapses from the date of approval and no extensions are granted, or if one year has elapsed since the granting of said extension, the final site plan

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*16 Woodland Street Addition*

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 Final Site Plan Approval. No changes to the site plans may be made without Planning Board approval.

Consented to by the West Boylston Planning Board:

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Vincent P. Vignaly, Chair

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Patricia A. Halpin

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Patrick J. McKeon III

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Karen Fenerty Paré

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Lawrence E. Salate

Filed with the Town Clerk on \_\_\_\_\_.