



## THE PLANNING BOARD OF WEST BOYLSTON

140 WORCESTER STREET  
WEST BOYLSTON, MASSACHUSETTS 01583

### CERTIFICATE OF SITE PLAN REVIEW APPROVAL, SPECIAL PERMIT, AND STORMWATER MANAGEMENT APPROVAL

May 1, 2017

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

**Owner:** West Boylston Water District  
**Applicant:** Town of West Boylston  
**Proponent:** Cromack Industries, Inc.  
**Proposal:** Public Safety Emergency Communications Radio Tower Facility  
**Site:** 208 Beaman Street

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 and issue a Special Permit for the Emergency Communications Tower Facility use under Section 3.2 at the above-noted location with the conditions listed below at a duly called and properly posted meeting of said Planning Board, held on **April 26, 2017**. The Planning Board, acting as the Town of West Boylston Stormwater Authority's designee, voted to **APPROVE** the Stormwater Management Plan at the same time.

The Approved Site Plan is entitled "West Boylston, MA, 208 Beaman Street" and contains five (5) sheets dated February 6, 2017 with revisions through April 24, 2017, prepared by Chappell Engineering Associates of Marlborough, MA. The Approved Site Plan is stamped by David Chappell, P.E., Civil License #34706. The Site Plan was originally filed with the Planning Board on March 22, 2017, concerning the proposed 84' tall tower and equipment boxes. The public hearing was opened and closed on April 26, 2017.

#### Findings:

1. The owner and applicant, West Boylston Water District and the Town of West Boylston, respectively, (hereinafter "Applicant") supported the proposal. The owner was represented by Mr. Gary T. Cromack of Cromack Industries, Inc. of Greenfield, MA, (413) 774-6500 (hereinafter "Proponent") who submitted the Approved Site Plan relative to the depicted site area.
2. The improvements presented by the Proponent were relative to the site area (hereinafter "Site Area") located at 208 Beaman Street, West Boylston, containing approximately one acre of land.

3. The location of the lot is in the Single Residence Zoning District of the Town of West Boylston, and is also within the Wireless Communications Overlay District where a communications tower requires a Special Permit from the Planning Board.
4. There is no need for parking facilities at the site because it is an unmanned facility.
5. The Proponent stated that there would be no lighting at the site and none was approved.
6. Pursuant to the Planning Board's power as the Special Permit Granting Authority under Section 3.2.E.3, the Planning Board hereby makes the following findings:
  - a. Under Section 6.2.E.4.b.i, the Site Plan provides for ingress and egress to the property and proposed structures for maintenance and access in case of fire or catastrophe;
  - b. Under Section 6.2.E.4.b.ii, the proposed use will not create any danger of pollution to public or private water facilities and shall not have an adverse effect on the surrounding environment, any waterways or wetlands;
  - c. Under Section 6.2.E.4.b.v, the Proponent stated no refuse storage is needed;
  - d. Under Section 6.2.E.4.b.vi, the Site Plan provides for the required setbacks, yards, and other open spaces; and
  - e. Under Section 6.2.E.4.b.vii, the proposed use will be in general compatibility and harmony with adjacent properties and other properties in the Wireless Communications Overlay District.
7. The Planning Board notes that a communications tower facility use conforms to the Single Residence/Wireless Communications Overlay District. Such a proposed use would result in conformity with the Schedule of Use regulations under Section 3.2.E.3.
8. The Planning Board has determined that a grant of the requested Special Permit for a communications tower facility use will not be detrimental to the public health, safety, welfare, comfort or convenience of the community. Further, such grant will not be adverse to the town's economy and environment and is in harmony with the intent and purpose of the town's bylaws.
9. The Proponent presented that less than 250 square feet of impervious surfaces are proposed and the Applicant's engineer explained to him that there is no stormwater runoff from the site. The Proponent committed to installing a 6" minimum height compost sock perimeter sediment barrier along the downhill areas of alteration. The minimal impervious area and perimeter controls were purported to show that the project complies with the MassDEP Stormwater Standards and the West Boylston Stormwater Bylaw.
10. No regular maintenance of the perimeter control (compost sock) is required once vegetation is established.
11. This approval specifically notes all waivers that were granted by the Planning Board. No other reductions or changes are allowed.
12. The Water District and Police Department recommended approving the project.

#### **Waivers**

The Applicant requested the following waivers and the West Boylston Planning Board has approved them:

- Section 2.7.4.)c. to allow location of a tower closer than two miles from another tower.
- Section 2.7 Non-Use to waive the requirement for a bond to ensure dismantling.

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

1. The final grading of the area shall not worsen any existing drainage flow or drainage patterns 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 Applicant shall comply with the requirements of the DCR Asian Longhorn Beetle eradication program when removing vegetation from the site.
4. No project/site signs have been proposed or approved by the Planning Board. Any sign(s) proposed in the future, other than signs required under the Building Code, shall require Planning Board review and approval prior to installation.
5. No additional antennae are allowed to be co-located on this structure.
6. The Proponent shall submit documentation, from Vanasse Hangen Brustlin, that the outstanding structural question has been adequately addressed.
7. The Proponent committed to work with the Owner to correct the stormwater runoff onto Route 140 from the existing driveway.
8. The Proponent committed to installing at least a 6" high permanent perimeter barrier to contain sediment and stormwater runoff.
9. Construction is allowed only between the hours of 7:00 am and 6:00 pm Monday through Saturday. No construction is allowed on Sunday.
10. The Applicant shall provide the Board with monthly written progress updates summarizing project and site activities during construction. If monthly summaries are not received, the Applicant acknowledges that they will be responsible to reimburse the Town for the Planning Board's Review Engineer to conduct regular inspections of the site.
11. Construction shall conform to the Approved Site Plan and specifications submitted to the Planning Board and be in conformance with good industry practices. The Approved Site Plan shall not be changed, amended or modified without advance approval of the Planning Board. Any significant changes to 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.
12. This Special Permit, pursuant to Section 6.2.G, shall lapse after one (1) year, not including such time required to pursue or await the determination of an appeal from a grant thereof, if construction has not begun by such date.
13. 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.
14. Certified "As-Built" Site Plans and a written certification stamped by a professional engineer registered in Massachusetts, noting discrepancies between the actual construction and the

approved plans shall be stamped by the engineer. These Certifications 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-I.7 of the Zoning By-laws, a Certificate of Completion is required before a permanent occupancy permit may be issued by the Building Inspector.** The Applicant shall reimburse the Board for engineering and consulting services to review and verify that the As-Built Plans conform to the Approved Site Plan.

**VOTED As Follows regarding Site Plan Review, Special Permit, and Stormwater Management Review:**

Christopher E. Olson, Chair	<u>yes</u>
Cheryl Carlson	<u>yes</u>
Marc S. Frieden	<u>yes</u>
Barur R. Rajeshkumar	<u>yes</u>
Vincent P. Vignaly	<u>yes</u>

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 and authorized the Chair to sign for the Board:**

  
Christopher E. Olson, Chair

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

