

THE PLANNING BOARD OF WEST BOYLSTON

127 HARTWELL STREET, SUITE 100
WEST BOYLSTON, MASSACHUSETTS 01583

CERTIFICATE OF SITE PLAN REVIEW APPROVAL AND STORMWATER MANAGEMENT PERMIT

June 26, 2013

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

Applicant: CAF Realty Trust
Proposal: New 6,270 square foot Liquor Store
Site: 21 Franklin Street
Owner: CAF Realty Trust

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 for the above-noted location at a duly called and properly posted meeting of said Planning Board, held on **June 26, 2013**.

The Approved Site Plan is entitled "Site Development Plan for 21 Franklin Street" and contains 9 sheets dated March 6, 2013 with revisions through June 13, 2013; prepared by J.M. Grenier Associates, Inc., Shrewsbury, MA. The Approved Site Plan is stamped by John Grenier, P.E., Civil License #47812. The Site Plan was originally filed with the Planning Board on March 27, 2013, concerning the construction of a new retail building at 21 Franklin Street for use as a liquor store. The public hearing was opened on May 8, 2013 and closed on June 26, 2013.

Findings:

1. The location of the proposed building is in the Business Zone of the Town of West Boylston. Office, business and professional uses are allowed in the Business Zone.
2. Construction of a new retail building is proposed to accommodate Faucher liquor store. 24 parking spaces will be created on site including one handicap space; these totals meet the 24 spaces required in the zoning bylaws for this use.
3. The site plan review included a traffic study that was reviewed by the Planning Board's consulting engineer, VHB, to confirm that the facility will not create a substantial increase in traffic on Route 12 or Franklin Street.
4. Since this application includes ground alteration in excess of 10,000 sf, the site is subject to the Stormwater Bylaw, Article XXXIII of the General Bylaws. The applicant worked with the Planning Board's consulting engineer to ensure that the project complies with the MassDEP Stormwater Design Standards and the West Boylston Stormwater Bylaw.
5. The Lighting/Photometric Plan provided indicates that new light structures will be installed at the site.

6. The Operation and Maintenance Plan for the drainage system is provided on Sheet 8 of the Approved Plans.
7. This approval **does not** apply to any signs on the site. The applicant did not include sign designs as part of the Site Plan Review. The Applicant will submit the sign designs to the Planning Board as a request for an Amended Site Plan Review for approval prior to making a sign permit application to the Building Inspector. Signs shall be in compliance with the standards in the Town Zoning Bylaws. Additionally, the Applicant shall obtain permission from the MassDOT for the sign locations that will be proposed.
8. The Board of Health, the Police Department, the Conservation Commission, and the Building Inspector have approved the final plans included with this application with no objections. No other responses were received from local boards/commissions.
9. The plans depict both a 6' high solid vinyl fence screen and a 4' high fence. The approved height is no less than 6'.

Waivers

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

- Section 3.6-E.2: a waiver to have entrance and exits separated by a traffic island.
- Section 3.6-D.1.r: a waiver to have greater than 0.5 foot-candle lamination spill onto the abutting strip mall property from one single luminaire on the north side of the building.

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. The Applicant will submit the exterior signage designs to the Planning Board as a request for an Amended Site Plan Review for approval prior to making a sign permit application to the Building Inspector. All signage shall be in compliance with the standards of the Town Zoning Bylaws. Additionally, the Applicant shall obtain permission from the MassDOT for the sign locations that will be proposed.
4. A copy of the MassDOT Access Permit must be provided to the Planning Board.
5. The plans do not depict it, but the 6' high vinyl fence is required to connect to the dumpster fence and extend continuously along the edge of pavement past the last parking space on the east side of the parking lot.
6. The lighting will be evaluated and approved by the Board's engineer prior to the issuance of an Occupancy such that the luminaires are directed downward and that there is no glare onto abutting property.
7. 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 review engineer at least once every month (or more frequently depending on the amount of site related construction activities) to monitor site activities and stabilization. The Applicant shall comply with the attached Construction Inspection letter dated June 26, 2013 which discusses the Board's inspection process and associated inspection fees.

8. 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.
9. "As-Built" Site Plans and a written certification stamped by the engineer are required to be submitted to the Planning Board for review and approval before a Certificate of Completion may be issued. The written certification shall attest that construction was completed in accordance with the approved plans, and any deviations from those plans must be noted. **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:

Marc S. Frieden, Chair	<u>YES</u>
Patrick J. McKeon III	<u> </u>
Karen Fenerty Paré	<u> </u>
Christopher Olson	<u>YES</u>
Vincent P. Vignaly	<u>yes</u>

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 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:



Marc S. Frieden, Chair

Patrick J. McKeon III

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21 Franklin Street
June 26, 2013

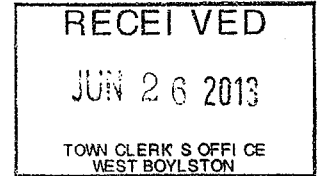
Karen Fenerty Paré

Christopher Olson

Christopher Olson

Vincent P. Vignaly

Vincent P. Vignaly



Filed with the Town Clerk on _____.