



THE PLANNING BOARD OF WEST BOYLSTON

140 WORCESTER STREET
WEST BOYLSTON, MASSACHUSETTS 01583

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

July 11, 2018

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

Applicant: Salem Community Corporation
Proposal: Final Phase – Briarwood Continuing Care Retirement Community
Site: 217 East Mountain Street, Worcester
Owner: Salem Community Corporation

In conformance with the West Boylston Zoning Bylaws, Section 3.6, Site Plan Review and Section 2.9, Continuing Care Retirement Community Overlay District, the Planning Board of West Boylston, Massachusetts hereby certifies that it voted to **APPROVE** the Amended Site Plan Review Application and **ISSUE** an Amended Special Permit for a campus expansion of 24 independent living units, 12 unit memory care units, and 16 future apartments to be used as a mixed use, bringing the total number of units to 327 at the above-noted location with the conditions listed below at a duly called and properly posted meeting of said Planning Board, held on **July 11, 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 same time.

The Approved Site Plan is entitled 'Briarwood Community Senior Living Campus Expansion' and contains the following 14 sheets prepared by Beals and Thomas, Inc. of Southborough, MA:

1. Cover Sheet, Dated May 30, 2018, stamped by Elizabeth Ennis, P.E., License 48076
2. C1.1, Notes References and Legend, Dated May 30, 2018, stamped by Elizabeth Ennis, P.E.
3. TP-1, Topographic Plan, Dated May 30, 2018, stamped by Ian Wisuri, PLS, License 47403
4. TP-2, Topographic Plan, Dated May 30, 2018, stamped by Ian Wisuri, PLS
5. C2.1, Vicinity Map, Dated May 30, 2018, stamped by Elizabeth Ennis, P.E.
6. C3.1, Site Preparation Plan, Dated May 30, 2018, stamped by Elizabeth Ennis, P.E.
7. C4.1, Layout and Materials Plan, Dated June 18, 2018, stamped by Elizabeth Ennis, P.E.
8. C5.1, Grading, Drainage and Utility Plan, Dated June 18, 2018, stamped by Elizabeth Ennis, P.E.

9. C6.1, Landscape and Lighting Plan, Dated June 18, 2018, stamped by Robert Weidknecht, RLA, License 897
10. C7.1, Site Details, Dated May 30, 2018, stamped by Elizabeth Ennis, P.E.
11. C7.2, Site Details, Dated May 30, 2018, stamped by Elizabeth Ennis, P.E.
12. C7.3, Site Details, Dated May 30, 2018, stamped by Elizabeth Ennis, P.E.
13. C7.4, Site Details, Dated May 30, 2018, stamped by Elizabeth Ennis, P.E.
14. C7.5, Site Details, Dated June 18, 2018, stamped by Elizabeth Ennis, P.E.

The Approved Site Plan was originally filed with the Planning Board on March 28, 2018, concerning the proposed Briarwood campus expansion. The public hearing was opened on May 9, 2018 and closed on June 13, 2018.

Findings:

1. The owner and applicant, Salem Community Corporation (hereinafter "Applicant"), submitted the Approved Site Plan application relative to the depicted site area.
2. The Planning Board of West Boylston, Massachusetts, at a duly called and properly posted meeting on October 4, 2000, unanimously voted to ISSUE an Amended Special Permit for this property and APPROVE the Site Plan entitled "Site Plans for Briarwood Continuing Care Retirement Community-Phase V, West Boylston and Worcester, Massachusetts". These plans are dated August 15, 2000, with revisions through October 4, 2000 for the twenty-one (21) sheet set of plans, prepared by Cullinan Engineering Company, Inc. of Auburn, MA and stamped by Kenneth W. Hodgson Jr., PE. The current Amended Special Permit changes the building and parking layout from what was approved in 2000, increases the number of dwelling units in West Boylston from 176 to 262 and increases the number of parking spaces from 71 to 124.
3. The improvements presented by the Applicant were relative to the site area (hereinafter "Site Area") located at 217 East Mountain Street, Worcester, which extends into West Boylston, and connects to Briar Lane off Shrewsbury Street, containing approximately 30.4 acres of land.
4. The location of the lot is in the Industrial Zoning District of the Town of West Boylston. Continuing Care Retirement Community uses are allowed by Special Permit in this Zone.
5. The Applicant has committed to a deed restriction of more than 25% of the site for open space and will submit stamped plans adequate for recording at the Registry of Deeds.
6. The Briarwood Campus proposal completed the Massachusetts Environmental Protection Agency (MEPA) review process in 1991, and was amended in 2000 to allow 340 units, and the current proposal is for a total of only 327 units.
7. Since this application includes new construction, the Applicant's engineer has submitted a stamped/signed and completed Stormwater Report to the Planning Board that indicates that the project complies with the MassDEP Stormwater Standards and the West Boylston Stormwater Bylaw.
8. Regular maintenance of the Stormwater Treatment system is required. The Operation and Maintenance Plan for the Stormwater Treatment system is documented in Appendix F of the Stormwater Management Report, and shall be included as part of the site manager's required operations and maintenance procedures. The Owners have committed to executing it.

9. This approval specifically notes all waivers that were granted by the Planning Board. No other reductions or changes are allowed.
10. The Applicant was granted relief from the Planning Board's request to protect the Site's open space by means of a conservation restriction under MGL Ch. 184, Sections 31-32; and committed to execute a similarly effective open space restriction, suitable for recording in the Worcester District Registry of Deeds.
11. Comment letters/emails were received from the Fire Department, Police Department and Water District, and all recommended approval.

Waivers:

The Applicant requested the following waivers from the West Boylston Planning Board and decisions were voted by said board on June 27, 2018:

3.6.D.1.m: Show the location, flow, volume and timing of existing and proposed traffic. The Applicant represented that these data and information were included in the MEPA review in 1991 and 2000 and that the proposed uses are reduced from these numbers of units and there will be less traffic generation. The Planning Board voted to approve this waiver.

3.6.D.2.c: Provide traffic/pedestrian flow and vehicle trip information. The Applicant represented that these data and information were included in the MEPA review in 1991 and 2000 and that the proposed uses are reduced from these numbers of units and there will be less traffic generation. The Planning Board voted to approve this waiver.

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. All lighting at the site shall be directed down and be anti-glare in compliance with the Zoning Bylaws.
5. The proponent shall provide documentation of acceptance of the design for the sewer, water, and electric services provided by the City of Worcester prior to issuance of a building permit.
6. The proposal must be in full compliance with all requirements of the West Boylston Fire Department.
7. The proponent will submit a stamped survey plan suitable for recording to define the areas included in the Open Space Restriction to provide the 25% protected open space requirement before a building permit is issued for the building (a foundation permit is OK before this is completed).

8. The Open Space Restriction wording shall be submitted and approved by Town Counsel and the Planning Board prior to the issuance of an Occupancy Permit.
9. A copy of the Stormwater Pollution Prevention Plan and the EPA National Pollution Discharge Elimination System Construction General Permit (CGP) shall be submitted to the Planning Board and Building Inspector before the start of construction. Inspection Reports, as required under the CGP, shall be transmitted electronically to the Planning Board within a week of their completion.
10. Any additions or changes to existing exterior signage in West Boylston, other than signs required under the Building Code, must comply with zoning requirements; and be submitted to the Building Inspector and Planning Board, and receive approval from both prior to installation.
11. Construction is allowed only between the hours of 7:00 am and 6:00 pm Monday through Saturday. No construction is allowed on Sunday.
12. Scheduling of deliveries and commercial truck traffic during construction is allowed only between the hours of 7:00 am and 6:00 pm.
13. 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 to reimburse the Town for the Planning Board's Engineer to conduct regular inspections of the site. The inspections will be performed by its 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 the progress of site activities and stabilization.
14. 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.
15. 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.
16. Certified "As-Built" Site Plans and a written certification by a professional engineer 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 requested waivers:

Paul R. Anderson, Chair

YES

Marc S. Frieden

YES

Sarah Miles

YES

Barur R. Rajeshkumar

yes.

Vincent P. Vignaly

yes

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VOTED As Follows regarding Site Plan Review Approval, Amended Special Permit and Stormwater Management Review (waivers notwithstanding):

Paul R. Anderson, Chair	<u>YES</u>
Marc S. Frieden	<u>YES</u>
Sarah Miles	<u></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:

Paul R. Anderson
Paul. R. Anderson, Chair

Marc S. Frieden
Marc S. Frieden

Sarah Miles
Sarah Miles

Barur R. Rajeshkumar
Barur R. Rajeshkumar

Vincent P. Vignaly
Vincent P. Vignaly

Filed with the Town Clerk on 7/12/18