



## THE PLANNING BOARD OF WEST BOYLSTON

140 WORCESTER STREET  
WEST BOYLSTON, MASSACHUSETTS 01583

### CERTIFICATE OF SITE PLAN REVIEW APPROVAL AND STORMWATER MANAGEMENT APPROVAL

March 9, 2022

Daymian Bartek, Town Clerk  
Municipal Offices  
140 Worcester Street  
West Boylston, MA 01583

**Applicant/Owner:** West Boylston Municipal Lighting Plant  
**Proposal:** New 5-Bay Garage, Storage, and Training Building  
**Site:** 29 Prospect 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 for construction of a new 5-bay garage, storage, and training building and associated parking & services at the above-noted location with the conditions listed below at a duly called and properly posted meeting of said Planning Board, held on **March 9, 2022**. The Planning Board, acting as the Town of West Boylston's Stormwater Authority's designee, voted to **APPROVE** the Stormwater Management Plan for this site at the same time.

The Approved Site Plan is entitled 'Site Development Plans, 29 Prospect Street, West Boylston' and contains 13 sheets dated November 15, 2021, with revisions through March 8, 2022, prepared by Sorensen Partners, of Cambridge, MA. The Approved Site Plan is stamped by James DeVellis, P.E., Civil License #39301. The Site Plan was originally filed with the Planning Board on January 31, 2022 and the public hearing was opened on March 9, 2022 and closed the same night.

#### Findings:

1. The Owner/Applicant is West Boylston Municipal Lighting Plant, 4 Crescent Street, West Boylston, Massachusetts (hereinafter "Applicant"), or (hereinafter "Owner") submitted the Approved Site Plan relative to the depicted site area.
2. The improvements presented by the Applicant are relative to a lot depicted as the site area (hereinafter "Site Area") located on 29 Prospect Street, West Boylston, containing approximately 26,056 square feet (0.60 acres) of land.

3. The location of the proposed building with associated site improvements is considered a Municipal Use and is located in the Business Zoning District of the Town of West Boylston. The proposed use requires the Zoning Board of Appeals to grant a Special Permit.
4. The parking area proposed at the site depicts 9 spaces, which matches the zoning-required amount of 9 spaces. The proposal additionally includes five garage spaces.
5. Since this application depicts 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. The Board's review engineer confirmed this.
6. All stormwater treatment devices shall comply with MassDEP Stormwater Standards.
7. Regular maintenance of the Stormwater Treatment system is required. The Operation and Maintenance Plan for the Stormwater Treatment system is shown on Sheet C-PPP of the Approved Plan, is documented in the Stormwater report, and is part of the site manager's required operations and maintenance procedures. The Owners have committed to executing it.
8. This approval specifically notes all waivers that were granted by the Planning Board. No other reductions or changes are allowed.
9. Town agents comment emails were received from the DPW Director, Fire Chief, Water District, Conservation Commission, and Board of Health.

#### **Waivers**

The Applicant requested the following waivers from the West Boylston Planning Board and a decision was voted by said board on March 9, 2022:

1. 3.6.C.2.a- An applicant for a Site Plan Review under this section shall file...the site plan drawn at a scale of 1"=20', or other approved scale...  
The submitted plans were drawn at 1"=10' to accommodate the scope of work proposed on the site to be shown on a single sheet.

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

1. The construction phase alterations and final grading of the area shall control all runoff so that it will not worsen any existing drainage flow onto any abutting properties or the public way.
2. No materials, equipment, or supplies shall be staged or stockpiled within 10' of the areas where the stormwater treatment systems are proposed to infiltrate into the ground. These areas shall not be used as temporary sediment storage areas during construction operations.
3. All lighting at the site shall be directed down and be anti-glare in compliance with the Zoning Bylaws.

4. All proposed work shall be within the property boundaries unless an executed agreement, approved by Town Counsel, is recorded with the deeds for the site property and the affected abutting property.
5. 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.
6. Prior to the release of this Approval, the Applicant shall confirm adequate funding to the Town for all design-phase professional review fees and confirm that the account contains the Construction Inspection fee of \$ 3,500.00.
7. The Applicant shall comply with the requirements of the DCR Asian Longhorn Beetle eradication program when removing vegetation from the site.
8. This approval specifically notes all waivers that were granted by the Planning Board. No other reductions or changes are allowed.
9. No occupancy certificate may be issued for this project before the Final As-Built Plan and Engineer's Certification are approved by the Planning Board.
10. The Owner is responsible for obtaining all other State and Federal permits necessary to conduct the proposed work.
11. Construction is allowed only between the hours of 7:00 am and 6:00 pm Monday through Saturday. No construction is allowed on Sundays or Federal Holidays.
12. Scheduling of deliveries, trash removal, and all commercial truck traffic is allowed only between the hours of 7:00 am and 7:00 pm.
13. One set of plans will be signed by the Planning Board at a meeting, once the approval is stamped as received from the Town Clerk. The applicant will be responsible for providing 7 paper copies of the signed set along with an electronic copy sent to the Planning Board as well as one electronic copy to the Planning Board's review engineer within 10 days of signing. A Building Permit will not be issued until signed plan sets are received by the Building Commissioner and the Board.
14. 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 inspections of the site. The inspections will be performed by its Engineer 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. All utility and roadwork within the site shall be inspected and approved by the DPW/Planning Board's selected inspecting engineer/inspector. Prior to both the first inspection and issuance of a building permit, the applicant shall establish and maintain a Town account for Town inspections and peer reviews beginning with an initial deposit of \$3,500 for payment of inspections, said account to be administered in accordance with MGL c. 44, §53G.

15. The Planning Board may require the Applicant to replenish the inspection fund in the event construction continues longer or is more involved than originally anticipated, and more observation and/or inspection time is required.
16. 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.
17. 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.
18. Certified "As-Built" Site Plans and a written certification by a professional engineer noting any 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 regarding requested waivers as follows:**


Paul R. Anderson, Chair	<u>yes</u>
Marc S. Frieden	<u>yes</u>
Sarah K. Miles	<u>Recused</u>
Barur R. Rajeshkumar	<u>yes</u>
Vincent P. Vignaly	<u>yes</u>

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

Paul R. Anderson, Chair	<u>yes</u>
Marc S. Frieden	<u>yes</u>
Sarah K. Miles	<u>Recused</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, Chair

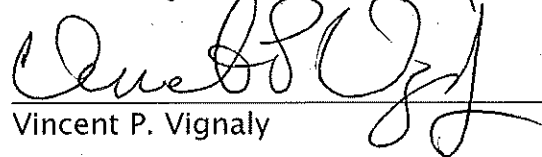


Marc S. Frieden

Sarah K. Miles



Barur R. Rajeshkumar



Vincent P. Vignaly

Filed with the Town Clerk on 3/10/22