



THE PLANNING BOARD OF WEST BOYLSTON

140 WORCESTER STREET
WEST BOYLSTON, MASSACHUSETTS 01583

CERTIFICATE OF SITE PLAN REVIEW APPROVAL, AND STORMWATER MANAGEMENT APPROVAL

September 22, 2021

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

Applicant/Owner: West Boylston Water District
Proposal: Water Treatment Facility and Site Development
Site: 699 Thomas 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 manganese treatment facility building and associated 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 **September 22, 2021**. The Planning Board, acting as the Town of West Boylston's Stormwater Authority's designee, voted to **APPROVE** the Stormwater Management Plan for these lots at the same time.

The Approved Site Plan is entitled 'Manganese Removal Treatment Facility at Oakdale Well', and contains 7 sheets dated April, 2021, with revisions through September 21, 2021, prepared by Comprehensive Environmental Incorporated of Bolton, MA. The Approved Site Plan is stamped by Michael P. Ohl, P.E., Civil License #38110. The Site Plan was originally filed with the Planning Board on August 12, 2021. The public hearing for the Site Plan Review was opened and closed on September 22, 2021.

Findings:

1. The Owner/Applicant is the West Boylston Water District, 183 Worcester 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 699 Thomas Street, West Boylston, containing approximately 0.998 acres of land.

3. The zoning requires 40,000 sf minimum Lot Area and the lot plan shows it to be 43,494 sf of area.
4. The proposed building with associated site improvements at 699 Thomas Street is considered a Municipal Use and is located in the Single Residence Zoning District of the Town of West Boylston. The proposed use requires a Special Permit from the Zoning Board of Appeals, which has been granted on December 28, 2020.
5. The parking area proposed at the site depicts 0 spaces, but the only anticipated traffic will be deliveries and a Water District employee vehicle that can be parked along the access driveway. There are no requirements specified in the zoning for this municipal facility use.
6. 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.
7. All catch basins and stormwater inlets will contain a watertight outlet hood and minimum 4' deep sump.
8. Regular maintenance of the Stormwater Treatment system is required. The Operation and Maintenance Plan for the Stormwater Treatment system is included on Sheet C-8 of the approved plans, and is part of the Operations Manual to be implemented by the site manager.
9. This approval specifically notes all waivers that were granted by the Planning Board. No other reductions or changes are allowed.
10. Comment letters/emails were received from the Fire Department recommending approval.

Waivers

The Applicant requested the following waivers from the West Boylston Planning Board and a decision was voted by said board on September 22, 2021:

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"=40' 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. The third of the required Deep Test Holes shall be completed at the start of construction, and results submitted to the Planning Board and their engineer for approval to confirm the soil characteristics used in the design of the stormwater system; and to confirm that all parts of the stormwater system are more than 2 feet above the estimated seasonal high groundwater level prior to the issuance of a Building Permit.
3. 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. Weekly reports AND reports following storm events of greater than 0.25 inches, as required under the CGP, shall be transmitted electronically to the Planning Board within a week of their completion.
4. 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.
5. All lighting at the site shall be directed down and be anti-glare in compliance with the Zoning Bylaws.
6. All proposed signage shall comply with the Signs and Billboards regulations in Section 5.6 of the West Boylston Zoning bylaws. Any proposed exterior sign, 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.
7. 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, and deposit the Construction Inspection fee of \$ 1000.00 with the town.
8. The Applicant shall comply with the requirements of the DCR Asian Longhorn Beetle eradication program when removing vegetation from the site.
9. This approval specifically notes all waivers that were granted by the Planning Board. No other reductions or changes are allowed.
10. The Owner is responsible for obtaining all other State and Federal permits necessary to conduct the proposed work. Permits from the Massachusetts Department of Transportation, District III, are needed for work on all State highways.
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 notice of no appeal is received from the Town Clerk. The applicant will be responsible for providing 7 paper copies along with an electronic copy of the signed set 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 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. 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 to Planning Board endorsement of the Site Plan, the applicant shall establish and maintain a Town account for Town inspections and peer reviews beginning with an initial deposit of \$ 1000.00 for payment of inspections, said account to be administered in accordance with MGL c. 44, §53G.
15. The Applicant and its successors and assigns shall give timely and adequate prior notice to the Planning Board inspectors and the DPW to permit adequate processes and to conduct all inspections. In the event work is completed and backfilled without the proper notice to allow the Planning Board's consultant to perform the required inspection, the Board reserves the right to allow its consultant to require excavation or third-party testing of the completed work so the required inspection can be performed to the satisfaction of the inspector. The construction observed shall include, but not necessarily be limited to, the construction of all site work, grading, drainage and Stormwater management measures, dust control measures, erosion control measures, minimization of adverse impacts to the residential abutters, and general adherence to the Approved Site Plan. Job site safety is specifically excluded from the scope of these construction observations. Inspections by the Town, include but may not be limited to:
 - a) Site Clearing and sedimentation control (silt fence, entrance, silt sacks)
 - b) Drainage, water, sewer and other utility construction (first day to confirm correct installation procedures and then periodic inspections to monitor installation)
 - c) Grading (random visits to assure correct drainage patterns)
 - d) Sub-base material for roadway, parking lots and sidewalk areas (periodic visits) (compaction tests, proctor number and gradation tests required for Town-owned roadway and sidewalks)
 - e) Detention Basin/Infiltration System construction (bottom area and periodic visits)
 - f) Paving operations (first day to confirm correct methods then periodic inspections to monitor construction)
 - g) Pavement Markings, if applicable (periodic visits)
 - h) Sidewalks/Wheelchair Ramps, if applicable (periodic visits)
 - i) Soil Stabilization, if applicable (periodic visits)
 - j) Lighting and landscaping (periodic visits)
 - k) Construction of Structural walls or other Structural items if applicable (as needed)

l) Utility testing (if required)

16. 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.
17. 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.
18. 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.
19. 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>yes</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>

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Sarah K. Miles
Barur R. Rajeshkumar
Vincent P. Vignaly

yes
yes
yes

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:



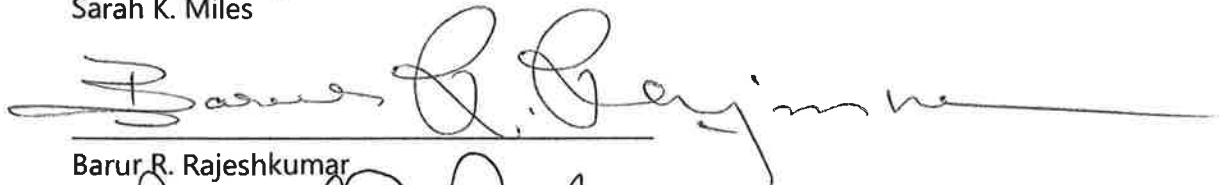
Paul R. Anderson, Chair



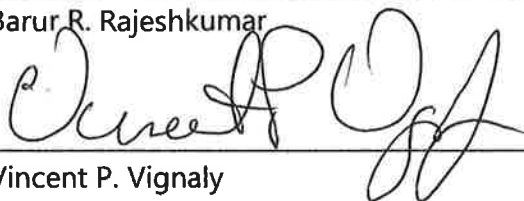
Marc S. Frieden



Sarah K. Miles



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Vincent P. Vignaly

Filed with the Town Clerk on 9/23/21

FILED