



THE PLANNING BOARD OF WEST BOYLSTON

140 WORCESTER STREET
WEST BOYLSTON, MASSACHUSETTS 01583

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TOWN CLERK
TOWN OF WEST BOYLSTON

CERTIFICATE OF SITE PLAN REVIEW **DENIAL**,

AND

STORMWATER MANAGEMENT **DENIAL**

February 9, 2023

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

Applicant/Owner: Crescent Builders, Inc.
Proposal: 10-Unit Townhouse Development
Site: 73 West Boylston 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 **DENY WITHOUT PREJUDICE** the Site Plan Review Application for construction of a 10-Unit Townhouse Development and associated services at the above-noted location due to lack of information at a duly called and properly posted meeting of said Planning Board, held on **February 8, 2023**. The Planning Board, acting as the Town of West Boylston's Stormwater Authority's designee, also voted to **DENY WITHOUT PREJUDICE** the Stormwater Management Permit for this application.

Findings:

1. The Owner/Applicant is Crescent Builders, Inc., 92 North Main Street, West Boylston, Massachusetts (hereinafter "Applicant"), or (hereinafter "Owner") has submitted the Application 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 at 73 West Boylston Street, West Boylston, containing approximately 2.5 acres of land.
3. The abutting property owners, Wachusett Estates Condominium, filed actions in land court in the fall of 2021 to acquire a portion of the Site Area that they have been maintaining for over 20 years. Final decisions and documentation of the extent and disposition of the property have not been submitted to the Planning Board.

4. The Public Hearings for the proposal were opened on October 13, 2021, and continued on multiple occasions until the February 8, 2023 hearing. No new plans have been submitted for review or comment.


VOTED As Follows regarding Site Plan Review and Stormwater Management Review:

Sarah K. Miles, Chair	<u>NO</u>
Marc S. Frieden	<u>NO</u>
Francesco X. Lopriore	<u>NO</u>
Barur R. Rajeshkumar	<u>NO</u>
Vincent P. Vignaly	<u>NO</u>

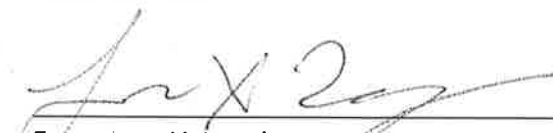
Consented to by the West Boylston Planning Board:



Sarah K. Miles, Chair



Marc S. Frieden



Francesco X. Lopriore



Barur R. Rajeshkumar



Vincent P. Vignaly

Filed with the Town Clerk on 2/13/23.

Attest True Copy

