



## THE PLANNING BOARD OF WEST BOYLSTON

140 WORCESTER STREET  
WEST BOYLSTON, MASSACHUSETTS 01583

### CERTIFICATE OF STORMWATER MANAGEMENT APPROVAL

April 29, 2016

Kim Hopewell, Town Clerk  
Municipal Offices  
140 Worcester Street  
West Boylston, MA 01583

**Applicant:** Robert DiVerdi  
**Proposal:** Pavement Expansion  
**Site:** 99 Hartwell Street  
**Owner:** Robert DiVerdi

In conformance with the West Boylston General Bylaws, Article XXII Section 4 - Stormwater Bylaw Administration, the Planning Board of West Boylston, Massachusetts hereby certifies that it voted to **APPROVE** the Stormwater Management Permit Application and associated Approved Site Plan for the above-noted location at a duly called and properly posted meeting of said Planning Board, held on **April 27, 2016**.

The Approved Site Plan is entitled "Site Plan of Land in West Boylston, Massachusetts, 99 Hartwell Street" and contains 5 sheets, dated October 28, 2015, with revisions through March 30, 2016, prepared by Quinn Engineering Inc., Paxton, MA. The Approved Site Plan is stamped by Kevin J. Quinn, P.E., Civil License #33922. The Site Plan was originally filed with the Planning Board on November 10, 2015, concerning the proposed pavement expansion to accommodate a delivery truck training center. The proposed use of the existing building will be primarily office, training, and storage/warehouse space. The public meeting was opened on November 18, 2015 and closed on April 27, 2016.

#### **Findings:**

1. The location of the lot is in the Industrial Zone of the Town of West Boylston. Offices and warehousing are allowed in this Zone. Drainage changes were approved under a Site Plan Review issued from the Planning Board.
2. Ninety-six parking spaces have been proposed including four handicap spaces; these totals are in excess of the zoning-required 79 parking spaces including 4 handicapped spaces for the depicted office, training, storage, and warehouse uses, as proposed by the applicant.
3. The applicant submitted multiple iterations of stormwater drainage calculations that were repeatedly reviewed by the Planning Board's review engineers, Vanasse Hangen Brustlin Inc. (VHB).

4. The stormwater drainage changes have been certified by the designer and accepted by VHB to meet the MassDEP Stormwater Management Handbook.
5. The Municipal Light Plan approved with comments requesting relocation of a utility pole. The Fire Department approved with comments regarding the installation of a sprinkler system and the relocation of a hydrant, which have been incorporated into the approved building plan.

**Waivers:**

The applicant has not requested any waivers; and the West Boylston Planning Board did not approve any waivers for this project.

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

1. Applicant 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 all professional review fees in excess of the amount originally posted.
3. The Approved Site Plan shall not be changed, amended or modified without approval of the Planning Board. Any significant changes to the Approved Site 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 Stormwater Management Approval.
4. Construction must be started within one (1) year from the date of this Certificate of Stormwater Management Approval. This approval may be extended for up to one year if a written request is received by the Board 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 Stormwater Management 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.
5. "As-Built" Site Plans and a written certification noting discrepancies between the actual construction and the approved plans shall be stamped by the engineer and submitted to the Board for review. Certification by a registered engineer 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-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 monitor construction and to review and verify that the Engineer's Certification and As-Built Plans conform to the Approved Site Plans.

**VOTED As Follows:**

Marc S. Frieden, Chair  
Cheryl Carlson  
Christopher E. Olson  
Barur Rajeshkumar  
Vincent P. Vignaly

yes  
yes  
yes  
yes  
J

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 Approval. No changes to the Approved Site Plans may be made without Planning Board approval.

**Consented to by the West Boylston Planning Board:**



Marc S. Frieden, Chair

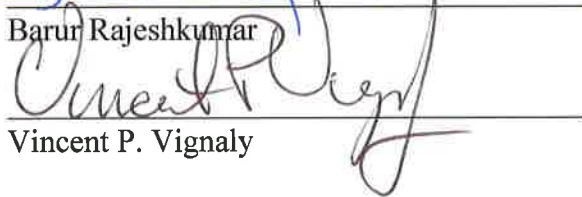
Cheryl Carlson



Christopher E. Olson



Barun Rajeshkumar



Vincent P. Vignaly

Filed with the Town Clerk on \_\_\_\_\_.