



THE PLANNING BOARD OF WEST BOYLSTON

140 WORCESTER STREET
WEST BOYLSTON, MASSACHUSETTS 01583

CERTIFICATE OF SITE PLAN REVIEW APPROVAL and SPECIAL PERMIT FOR AN INDUSTRIAL PARK

May 27, 2015

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

Applicant: Robert Diverdi
Proposal: Change of Use to Industrial Park
Site: 99 Hartwell Street
Owner: Robert Diverdi

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 the above-noted location at a duly called and properly posted meeting of said Planning Board, held on **May 27, 2015**. The Planning Board further voted to **APPROVE** the Special Permit for an Industrial Park at the same time, with the conditions listed below.

The Approved Site Plan is entitled "99 Hartwell Street" and contains 1 sheet, dated April 2, 2015, prepared by Quinn Engineering Inc., Paxton, MA. The Approved Site Plan is stamped by Kevin O. Quinn, P.E., Civil License #33922. The Site Plan was originally filed with the Planning Board on April 3, 2015, concerning the proposed change of use of the existing building from a vacant manufacturing facility to an Industrial Park with multiple (2 or more) industrial uses. No exterior site work is proposed, nor is any change in impervious area or drainage patterns. The proposed use of the existing building will be primarily office and storage/warehouse space. The public hearing was opened on May 13, 2015 and closed on May 27, 2015.

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. An Industrial Park is allowed in this Zone with a Site Plan Review and a Special Permit from the Planning Board.
2. The existing building will remain. No changes to the exterior of the existing building have been proposed or approved.
3. Forty-five parking spaces have been proposed including two handicap spaces; these totals are in excess of the zoning-required 10 parking spaces including 2 handicapped spaces for the depicted office, storage, and warehouse uses, as proposed by the applicant.

4. The applicant submitted no documentation to the Planning Board regarding stormwater drainage changes as the applicant has not proposed any exterior site work.
5. This approval **does not** approve any signs on the site which are required to meet the requirements of the West Boylston Zoning Bylaw Section related to signage. Before any signs are to be installed at the site, the applicant will make a sign permit application to the Building Inspector and amended Site Plan Review application to the Planning Board for approval prior to installation.
6. The Building Inspector, the Police Department, the Fire Department, the Board of Health and the West Boylston Lighting Plant approved the project.

Waivers:

The applicant has requested the following waivers, which the West Boylston Planning Board voted to approve:

- Section 3.6.D.1.a through 3.6.D.1.v Site Plan Contents- a waiver to provide detailed plans for the proposed and existing site work as no exterior site work is proposed.
- Section 3.6.D.2.a through 3.6.D.2.c Additional Submission Materials- a waiver to submit drainage calculations, design features, and traffic patterns as no exterior site work is proposed.

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 applicant shall comply with the requirements of the DCR Asian Longhorn Beetle eradication program when removing vegetation from the site.
4. The Approved Site Plan depicts 45 parking spaces at the site. Changes to the parking will require the applicant to submit an Amended Site Plan Review application.
5. All lighting at the site shall be directed down and be anti-glare in compliance with the Zoning Bylaws.
6. Any exterior signage, other than signs required under the Building Code, must be submitted to the Planning Board as an Amended Site Plan Review application for approval as well as to the Building Inspector, prior to installation.
7. 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 Site Plan Approval.

VOTED As Follows:

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

YES
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 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
Marc S. Frieden, Chair

Cheryl Carlson
Cheryl Carlson

Christopher E. Olson
Christopher E. Olson

Vincent P. Vignaly
Vincent P. Vignaly

Filed with the Town Clerk on 5/28/15