



THE PLANNING BOARD OF WEST BOYLSTON
127 HARTWELL STREET, SUITE 100
WEST BOYLSTON, MASSACHUSETTS 01583

**SECOND AMENDED
CERTIFICATE OF FINAL SITE PLAN APPROVAL
AND
SPECIAL PERMIT FOR A CONTINUING CARE RETIREMENT COMMUNITY**

March 10, 2010

Town Clerk
Town Offices
127 Hartwell Street, Suite 100
West Boylston, MA 01583

Reference: Angell Brook, Continuing Care Retirement Community
Shrewsbury Street, West Boylston, MA

In conformance with the West Boylston Zoning Bylaws, Section 3.6 Site Plan Review, and Section 3.8 Continuing Care Retirement Community, the Planning Board of West Boylston, Massachusetts hereby certifies, that it voted to **ISSUE AN SECOND AMENDED CERTIFICATE OF FINAL SITE PLAN APPROVAL AND SPECIAL PERMIT FOR A CONTINUING CARE RETIREMENT COMMUNITY** for the above-noted location at a duly called and properly posted meeting of said Planning Board, held on February 24, 2010. **This Amendment to the Special Permit reduces the number of housing units eligible to be included in the Town's Subsidized Housing Inventory (SHI) as kept by the Massachusetts Department of Housing and Community Development (DHCD) to two (2) units. No other changes were made to the Approved Plans or conditions.**

The first Amended Approval was issued on June 14, 2006 applied to the Site Plan entitled "Site Plans for Angell Brook-Phase 2, in West Boylston, MA" containing eight (8) sheets dated January 18, 2006 with revisions through May 1, 2006 prepared by Heritage Design Group, Uxbridge, Massachusetts for Angell Brook Development Corporation. This Amended Site Plan was stamped by Eric J. Bazzett, PE #35805, and Holland E. Shaw, PLS #30314. The Amended Site Plan and request for a Special Permit was filed with the Planning Board on February 8, 2006 and expanded the site by 4.9 acres for a total of 38.6 acres and added an additional twenty (20) housing units, of which three (3) units were to be eligible to be included in the Town's Subsidized Housing Inventory (SHI) as kept by the Massachusetts Department of Housing and Community Development (DHCD).

The original Approved Plans are entitled “Angell Brook, an Adult Living Community in the Town of West Boylston” and contain twenty (20) sheets dated June 30, 2004, with revisions through December 22, 2004, prepared by Heritage Design Group, Uxbridge, Massachusetts for Angell Brook Development Corporation. The Approved Plans are stamped by Eric J. Bazzett, PE #35805, and Holland E. Shaw, PLS #30314. The Site Plan and request for a Special Permit was originally filed with the Planning Board on July 28, 2004 concerning the development of 33.7 acres for the construction of an Adult Living Community.

The original Approved Plans remain in effect excepting the differences as shown on the Approved Amended Plans.

The following conditions shall apply to the development:

1. All conditions contained in the *Certificate of Final Site Plan Approval and Special Permit for a Continuing Care Retirement Community* for this property dated January 26, 2005 remain in full force and effect and apply to this Amended Approval. The conditions contained in the *Amended Certificated of Final Site Plan Approval and Special Permit for a Continuing Care Retirement Community* for this property dated June 14, 2006 are superseded by this Amendment.
2. This Approval is contingent on the Applicant insuring that at least two (2) units of housing in this Continuing Care Retirement Community are eligible to be included in the Town’s Subsidized Housing Inventory (SHI) as kept by the Massachusetts Department of Housing and Community Development (DHCD). The Applicant is responsible for complying with all the requirements of the DHCD to that end. **No Building Permits will be issued for the last twenty (20) units to be constructed until this condition is met.**
3. The Applicant must comply with any Order of Conditions issued by the West Boylston Conservation Commission in response to the Notice of Intent filed by Heritage Design Group on January 18, 2006.
4. No Certificate of Occupancy shall be issued for any unit until the site-work surrounding the building is complete and stabilized, and is deemed acceptable by the Planning Board’s Engineer.

VOTED As Follows:

Lawrence E. Salate, Chair _____

Patricia A Halpin _____

Patrick J. McKeon, III _____

Karen F. Paré
Vincent P. Vignaly

Construction must be started within one (1) year from the date of Final Site Plan Approval. This approval may be extended for one (1) year at the Board's discretion. If one year elapses from the date of approval and no extensions are granted, or if one year has elapsed since the granting of said extension, the final site plan approval shall become null and void without further action of this Board. 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 Final Site Plan Approval. No changes to the site plans may be made without Planning Board approval. "As Built" plans and a certification by the engineer that construction was completed in accordance with the approved plans (the engineer's certification shall note any discrepancies from the approved plans) shall be filed with the Building Inspector and the Planning Board before a Certificate of Completion is issued.

Consented to by the West Boylston Planning Board:

Lawrence E. Salate, Chair

Patricia A. Halpin

Patrick J. McKeon, III

Karen F. Paré

Vincent P. Vignaly

Filed with the Town Clerk on _____.