



## THE PLANNING BOARD OF WEST BOYLSTON

127 HARTWELL STREET, SUITE 100  
WEST BOYLSTON, MASSACHUSETTS 01583

### CERTIFICATE OF SITE PLAN REVIEW APPROVAL

September 13, 2012

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

**Applicant:** Wachusett Realty LLC  
**Proposal:** New Clinton Savings Bank Office  
**Site:** 306 West Boylston Street  
**Owner:** Wachusett Realty LLC

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 for the above-noted location at a duly called and properly posted meeting of said Planning Board, held on **September 12, 2012**.

The Approved Site Plan is entitled "*306 West Boylston Street*" and contains 4 sheets dated July 11, 2012 with revisions through September 12, 2012 prepared by David E. Ross Associates, Inc., Ayer, MA. The Approved Site Plan is stamped by Daniel B. Wolfe, P.E., Civil License #36523. The Site Plan was originally filed with the Planning Board on July 11, 2012, concerning the renovation of the former Friendly's Restaurant at 306 West Boylston Street for use as a branch office for Clinton Savings Bank. The public hearing was opened on August 8, 2012 and closed on September 12, 2012.

#### Findings:

1. The location of the proposed building is in the Business Zone of the Town of West Boylston. Office, business and professional uses are allowed in the Business Zone.
2. The existing building will be renovated to accommodate banking offices with no proposed increase in the dimensions of the building. Two drive-up windows and an ATM will be added in the current parking lot southwest of the building. Twenty-four parking spaces will be created on site including two handicap spaces; these totals are in excess of the required number for the specified use.
3. The site represents a re-location of Clinton Savings Bank's 231 West Boylston Street office. The only new service to be offered are safe deposit boxes and based on analysis in the Application they do not anticipate a substantial increase in traffic as compared to their current location.
4. Since this application includes new construction, the applicant worked with the Planning Board's consulting engineer to ensure that the project complies with the MassDEP Stormwater Design Standards and the West Boylston Stormwater Bylaw.

5. The Illumination Plan provided is dated June 29, 2012 and indicates that two of the existing lights will be relocated closer to Rte 12.
6. The Operation and Maintenance Plan for the drainage system is provided on the Approved Plan.
7. This approval **does not** apply to the existing standing sign on the site which is partially located on the Rte 12 right of way and does not meet the zoning set back requirement of 10'. The Applicant will make a sign permit application to the Building Inspector to use the existing sign and the Building Inspector will make the determination of whether it is an existing non-conforming sign, and if any changes by Clinton Savings Bank will require a Variance. Additionally the MassDOT should be made aware of the sign location, noting that some of the sign encroaches over the lot line.
8. The Board of Health, the Police Department and the Building Inspector have approved this application with no objections. The Conservation Commission has issued a negative Determination with conditions and the DCR has reviewed the plans and found them to be exempt from the Watershed Protection Act.

#### **Waivers**

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

- Section 3.6-D.1.e: a waiver of the need to show existing and proposed contours at 2' intervals.
- Section 3.6.D.1.g: a waiver to have lines of existing abutting streets and driveway locations within 200' of the site shown on the site plan.
- Section 3.6.d.1.i: a waiver from having shape, size, height, location and use of structures on the site indicated on the site plan.
- Section 3.6-E.2: a waiver to have entrance and exits separated by a traffic island.
- Section 3.6-E.5: a waiver from the requirement that off-street parking be set back not less than 10' from the lot line by allowing spaces at a minimum of 8.6' from the front line.
- 5.2-A.3: a waiver from the requirement for catch basins is requested based on existing conditions and proposed improvement to overall storm water runoff conditions, through the use of rain gardens.

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

1. The final grading of the area 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 any professional review fees in excess of the amount originally posted.
3. The Applicant, along with the Planning Board's engineer, shall evaluate the condition of the existing sidewalk from the proposed new sidewalk to be constructed south to Alcazar Avenue and make all necessary improvements to make the sidewalk safe for passing to the satisfaction of the Town Planning Board through its engineer.
4. A copy of the MassDOT Access Permit must be provided to the Planning Board.
5. The exterior signage package must be submitted to the Planning Board for approval as well as to the Building Inspector. All signage must be in compliance with the Zoning Bylaws.

6. The Applicant shall provide the Board with monthly written progress updates summarizing project and site activities during construction, and shall reimburse the Planning Board for inspections performed by its engineer at least once every month (or more frequently depending on the amount of site related construction activities) to monitor site activities and stabilization.
7. Construction shall conform to the approved plans and specifications submitted to the Planning Board. The approved plans shall not be changed, amended or modified without approval of the Planning Board. Any changes to the approved 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 approval of the Site Plans.
8. "As-Built" Site Plans and a written certification stamped by the engineer that construction was completed in accordance with the approved plans 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 verify that the As-Built Plans conform to the approved plans.

VOTED As Follows:

Marc S. Frieden, Chair  
Patrick J. McKeon III  
Karen Fenerty Paré  
Christopher Olson  
Vincent P. Vignaly

YES  
Yes  
Yes  
Yes

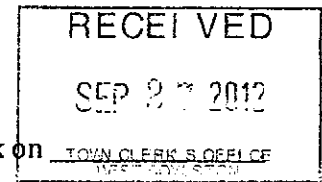
*Construction must be started within one (1) year from the date of Final Site Plan Approval. This approval may be extended for one (1) year at the Board's discretion. If one year elapses from the date of approval and no extensions are granted, or if one year has elapsed since the granting of said extension, 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.*

Consented to by the West Boylston Planning Board:

Marc S. Frieden  
Marc S. Frieden, Chair  
Patrick J. McKeon III  
Patrick J. McKeon III

Karen Fenerty Paré  
Christopher Olson  
Christopher Olson  
Vincent P. Vignaly  
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306 West Boylston Street  
September 13, 2012



Filed with the Town Clerk on

*Elaine Thomas*