



THE PLANNING BOARD OF WEST BOYLSTON

140 WORCESTER STREET
WEST BOYLSTON, MASSACHUSETTS 01583

CERTIFICATE OF SITE PLAN REVIEW APPROVAL AND STORMWATER MANAGEMENT APPROVAL

January 11, 2017

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

Applicant: D&S Realty, LLP for Curtis Industries
Proposal: Manufacturing and Distribution Facility Expansion
Site: 70 Hartwell Street
Owner: D&S Realty, LLP

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 a Change of Use at the above-noted location with the conditions listed below at a duly called and properly posted meeting of said Planning Board, held on **January 11, 2017**. The Planning Board, acting as the Town of West Boylston's Stormwater Authority's designee, voted to **APPROVE** the Stormwater Management Plan at the same time.

The Approved Site Plan is entitled 'Site Plan Approval Documents' and contains 15 sheets dated October 20, 2016 with revisions through January 5, 2017, prepared by McCarty Engineering, Inc. of Leominster, MA. The Approved Site Plan is stamped by Patrick J. McCarty, P.E., Civil License #46065. The Site Plan was originally filed with the Planning Board on October 26, 2016, concerning the proposed building expansion for Curtis Industries. The public hearing was opened on December 14, 2016, and closed on January 11, 2017.

Findings:

1. The owner and applicant, D&S Realty, LLP (hereinafter "Applicant"), and the proponent, Curtis Industries (hereinafter "Proponent") submitted the Approved Site Plan relative to the depicted site area.
2. The improvements presented by the Applicant were relative to the site area (hereinafter "Site Area") located at 70 Hartwell Street, West Boylston, containing approximately 10.00 acres of land.
3. The location of the lot is in the Industrial Zoning District of the Town of West Boylston. Manufacturing uses are allowed by right in this Zone.
4. The existing parking facilities along the eastern side of the existing building will be retained, with additional parking and a truck delivery service area constructed along the eastern and southern

sides of the proposed building addition. The use requires 87 parking spaces, with 160 spaces proposed; this includes 6 ADA accessible spaces.

5. Since this application includes new construction, the Applicant's engineer has submitted a stamped/signed and completed Stormwater Report to the Planning Board that indicates that the project complies with the MassDEP Stormwater Standards and the West Boylston Stormwater Bylaw.
6. Regular maintenance of the Stormwater Treatment system is required. The Operation and Maintenance Plan for the Stormwater Treatment system is documented on Sheet 13 of the Approved Site Plan, and has been included as part of the site manager's required operations and maintenance procedures. The Owners have committed to executing it.
7. This approval specifically notes all waivers that were granted by the Planning Board. No other reductions or changes are allowed.
8. The Water District, Police Department and the Fire Department approved this application with stipulations.

Waivers

The Applicant requested NO waivers and the West Boylston Planning Board has approved none.

The following conditions shall apply to the development:

1. The final grading of the area shall not worsen any existing drainage flow or drainage patterns 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. All lighting at the site shall be directed down and be anti-glare in compliance with the Zoning Bylaws.
5. No materials, equipment, or supplies shall be staged or stockpiled within 10' of the areas where the stormwater treatment systems are proposed to infiltrate into the ground. These areas shall not be used as temporary sediment storage areas during construction operations.
6. Any additions or changes to existing exterior signage in West Boylston, other than signs required under the Building Code, must be submitted to the Building Inspector and Planning Board, and receive approval from both prior to installation.
7. Construction is allowed only between the hours of 7:00 am and 6:00 pm Monday through Saturday. No construction is allowed on Sunday.
8. Deliveries and commercial truck traffic are to be scheduled only between the hours of 7:00 am and 7:00 pm.
9. The Applicant shall provide the Board with monthly written progress updates summarizing project and site activities during construction. The Applicant acknowledges that they will be responsible

to reimburse the Town for the Planning Board's Engineer to conduct regular inspections of the site. The inspections will be performed by its Engineer at least once every month (or as agreed to by the Applicant and the Planning Board and determined based on the construction schedule for the site) to monitor the progress of site activities and stabilization.

10. Construction shall conform to the Approved Site Plan and specifications submitted to the Planning Board and be in conformance with good industry practices. The Approved Site Plan shall not be changed, amended or modified without advance approval of the Planning Board. Any significant changes to the Approved Site Plan 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 Review Approval.
11. Construction must be started within one (1) year from the date of this Certificate of Site Plan Review Approval. This approval may be extended for up to one year if an acceptable reason and written request is received by the Board at a meeting 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 Site Plan 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.
12. Certified "As-Built" Site Plans and a written certification by a professional engineer noting discrepancies between the actual construction and the approved plans shall be stamped by the engineer. These Certifications 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-I.7 of the Zoning By-laws, a Certificate of Completion is required before a permanent occupancy permit may be issued by the Building Inspector.** The Applicant shall reimburse the Board for engineering and consulting services to review and verify that the As-Built Plans conform to the Approved Site Plan.

VOTED As Follows regarding requested waivers:

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

VOTED As Follows regarding Site Plan Review and Stormwater Management Review (waivers notwithstanding):

Christopher E. Olson, Chair	<u>Yes</u>
Cheryl Carlson	<u>Yes</u>
Marc S. Frieden	<u>YES</u>
Barur R. Rajeshkumar	<u>K. Rajeshkumar</u>
Vincent P. Vignaly	<u>yes</u>

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

Consented to by the West Boylston Planning Board:



Christopher E. Olson, Chair

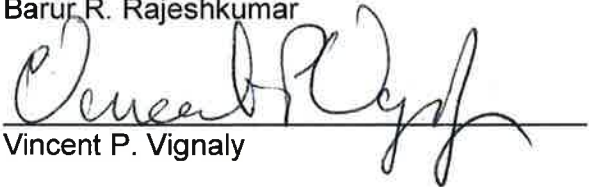


Cheryl Carlson



Marc S. Frieden

Barur R. Rajeshkumar



Vincent P. Vignaly

Filed with the Town Clerk on 1/17/17