



## THE PLANNING BOARD OF WEST BOYLSTON

140 WORCESTER STREET  
WEST BOYLSTON, MASSACHUSETTS 01583

### CERTIFICATE OF APPROVAL OF A DEFINITIVE SUBDIVISION PLAN And STORMWATER MANAGEMENT PERMIT

February 25, 2015

Town Clerk  
Town of West Boylston  
140 Worcester Street  
West Boylston, MA 01583

Reference: Crescent Builders Inc., Definitive Subdivision Plan  
Nuha Circle Subdivision

It is hereby certified by the Planning Board of West Boylston, Massachusetts, that at a duly called and properly posted meeting of said Planning Board, held on January 14, 2015, it was voted to **issue this Stormwater Management Permit and APPROVE the Definitive Subdivision Plan** entitled "Definitive Subdivision Nuha Circle Prescott Street, West Boylston, Massachusetts," prepared for Crescent Builders, Inc., owned by Crescent Builders, Inc., applicant Crescent Builders, Inc., dated October 2, 2014 with revisions through January 26, 2015, prepared by Bertin Engineering, stamped by Jason D. Dubois, P.E. and Jeremy S. Croteau, P.L.S. The Applicant is Crescent Builders, Inc., 94 North Main Street, West Boylston, MA 01583. The Definitive Plan was originally filed with the Planning Board on October 10, 2014, concerning proposed roadway, Nuha Circle, located off Prescott Street, showing eight (8) proposed lots. The public hearing was opened on November 12, 2014, continued to December 10, 2014, and was closed on January 14, 2015. The following conditions shall apply to the construction of the subdivision:

1. The applicant shall be responsible for and maintain the stormwater treatment facilities located within the subdivision boundaries in accordance with the Stormwater Management Plan, and the associated maintenance documents within the Homeowners Association Maintenance Trust, Declaration of Covenants for Drainage Easements, and the Homeowners Association Operations and Maintenance Plan. The Town does not intend to accept the portion of the stormwater treatment facilities that are beyond the road right-of-way, and therefore the applicant or Homeowners Association will be responsible for all future maintenance and repairs that may be required to keep the system functioning as designed.
2. The final grading of the lots shall not worsen any existing drainage flow onto abutting properties.
3. Prior to endorsement of approval, the applicant shall reimburse the Town for any professional review fees in excess of the amount originally posted.

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4. Prior to any construction progressing of the work shown on the approved plans, a pre-construction conference must be scheduled by the developer and held with the developer, the construction supervisor, and the Planning Board's Inspector, with invitations sent to the Planning Board, Conservation Commission, Board of Health, Building Inspector, and the Department of Public Works Superintendent. Appropriate construction inspection fees shall be submitted to the Planning Board prior to this meeting.
5. The applicant shall submit documentation of recording of plans depicting all property lines and easements at the Worcester Registry of Deeds to the Planning Board before the issuance of any building permits.
6. Proof of creation of the Homeowners Association shall be submitted to the Planning Board and Building Inspector before a building permit is issued for more than 4 of the lots or before the request for town acceptance of the roadway is submitted.
7. A copy of the Stormwater Pollution Prevention Plan and the EPA National Pollution Discharge Elimination System Construction General Permit shall be submitted to the Planning Board and Building Inspector before the start of construction.
8. Construction of any stormwater basin to be used as a sediment basin is to be completed prior to grubbing the section of the site contributing runoff to the referenced basin.
9. The Applicant has agreed to provide 1.5" surface course and 2.5" binder course for proposed pavement for the entire length of the proposed subdivision.
10. The Water Department has approved connection of the proposed subdivision to the Municipal Water system, based on a completed Hydraulic Study provided by the Applicant.
11. Permanent underground lawn irrigation systems, connected to the public water supply, are prohibited within this development without the specific written approval by the Board of Water Commissioners.
12. A formal street lighting plan shall be proposed by the West Boylston Lighting Plant and submitted for approval to the Planning Board prior to installation. All lighting fixtures must be agreed upon between the Planning Board and the West Boylston Lighting Plant prior to installation.
13. The contractor shall create and maintain adequate access with at least a 22' wide road surface satisfactory to the Fire Department, throughout the project.
14. The Applicant must comply with all of the current Rules and Regulations of the West Boylston Water District.
15. All work associated with this approval shall be completed within five (5) years of the date of issuance.
16. Any changes to the Approved Subdivision Plans are subject to M.G. L. Chapter 41, Section 81-W review procedures.
17. These conditions are an integral part of the Approved Plan. Accordingly, the applicant shall record these conditions together with, and at the same time that, the Definitive Subdivision Plans are recorded at the Worcester District Registry of Deeds. Submit confirmation of this recording to the Planning Board before the pre-construction conference.

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18. The Applicant shall provide copies of the Homeowners Association Agreement and construction surety for approval by Town Counsel, Town Engineer, and the Planning Board.

**No waivers to the West Boylston Subdivision Regulations were requested or granted by the Planning Board.**

VOTED As Follows:

Marc Frieden, Chair	<u>YES</u>
Christopher E. Olson	<u>YES</u>
Cheryl Carlson	<u>YES</u>
Vincent P. Vignaly	<u>RECUSE</u>
Mark Brodeur	<u>YES</u>

Endorsement of the approval is conditional upon the provision of a performance guarantee, in the form of an agreement, duly executed and approved. This performance guarantee shall be noted on the plan and recorded with the plans at the Worcester County Registry of Deeds. Said form of guarantee may be changed from time to time by the applicant subject to approval of the Planning Board of the form, the adequacy and/or amount of said guarantee by the Board.

Consented to by the West Boylston Planning Board:

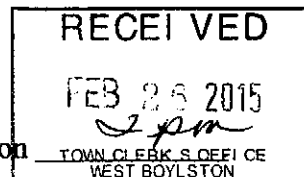
Marc Frieden  
Marc Frieden, Chair

Christopher E. Olson  
Christopher E. Olson

Cheryl Carlson  
Cheryl Carlson

\_\_\_\_\_  
Vincent P. Vignaly

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Mark Brodeur



Filed with the Town Clerk on

A true copy, attest:

Elaine Thomas  
Town Clerk, West Boylston, MA

I hereby certify that a duplicate copy of this letter was sent to the applicant on 2/28/15.

\_\_\_\_\_  
Chairman *m. Rich*