



THE PLANNING BOARD OF WEST BOYLSTON

140 WORCESTER STREET
WEST BOYLSTON, MASSACHUSETTS 01583

CERTIFICATE OF SITE PLAN REVIEW APPROVAL EXTENSION

January 10, 2018

Elaine Novia, Town Clerk
Municipal Offices
140 Worcester Street
West Boylston, MA 01583

Applicant: Worcester Behavioral Innovations Realty, LLC
Proposal: Out-patient and In-patient Hospital Use
Site: 100 Century Drive
Owner: WCS 100 Century Drive, Inc.

The Planning Board voted at its meeting on January 10, 2018 to extend the timeframe for work to occur by an additional year under the originally issued permit that follows:

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 **December 14, 2016**.

The Approved Site Plan is entitled ALTA/NSPS Land Title Survey and contains one sheet dated July 26, 2016, prepared by Vanasse Hangen Brustlin, Inc., Watertown, MA. The Approved Site Plan was stamped by Russell Bousquet, PLS #35388 and was submitted by Patrick Healy, P.E., of Thompson & Liston Associates, Boylston, MA. The Site Plan was originally filed with the Planning Board on October 12, 2016, concerning the proposed change of use from an existing office space to an In-Patient Hospital. The public hearing was opened and closed on November 9, 2016.

Findings:

1. The applicant, Worcester Behavioral Innovations Realty, LLC (hereinafter "Applicant") submitted a notarized authorization from the owner, WCS 100 Century Drive, Inc. (hereinafter "Owner") to act in their behalf relative to the depicted site area shown on the Approved Plan.
2. The improvements presented by the Applicant were relative to the site area (hereinafter "Site Area") abutting Century Drive, off of East Mountain Street, Worcester, noted as 100 Century Drive, containing approximately 324,426 square feet of land: 210,436 square feet of which is in West Boylston. The building and principal use are located in Worcester, and a portion of the parking is located in West Boylston.
3. The location of the lot is in the Industrial Zoning District of the Town of West Boylston. Office uses are allowed by right in this Zone, but Medical Clinics are allowed in this Zone with a Special Permit from the Zoning Board of Appeals, which has been granted.

4. There is no construction proposed outside the existing building and only interior renovations will be done.
5. The existing parking facilities will be retained on the property and no changes are needed within the Site Area. The use requires 180 parking spaces, with 415 spaces exist as shown in both West Boylston and Worcester; this includes nine ADA accessible spaces.
6. Since this application does not include any new construction, the Applicant has ensured the Planning Board that the project complies with the MassDEP Stormwater Standards and the West Boylston Stormwater Bylaw. Regular maintenance of this system is required.
7. This approval specifically notes all waivers that were granted by the Planning Board. No other reductions or changes are allowed.
8. The Municipal Light Department, Water District, Police Department and the Fire Department approved this application with no objections.

Waivers

The Applicant requested several waivers and the West Boylston Planning Board has approved the following waivers for this project:

- * 3.6.C.2.a. -To waive the Plan Scale requirement from 1"=20' to accept the Site Plan.
- * 3.6.D.1.d. -To waive the requirement to show existing and proposed topography; where the Planning Board previously approved the construction, and where no changes are proposed.
- * 3.6.D.1. h. -To waive the requirement to show the location, elevation, and layout of the existing and proposed stormwater system; where the Planning Board previously approved the construction, and where no changes are proposed.
- * 3.6.D.1.i. -To waive the requirement to show all structures within 200-feet of the site, since no changes to the exterior of the buildings are proposed.
- * 3.6.D.1.m. -To waive the requirement to provide a traffic analysis for a use in an existing business park to which access is provided solely to roadways located in the City of Worcester; where the City of Worcester previously approved the construction of the intersection and parking lot, and where no changes are proposed.
- * 3.6.D.1.r. -To waive the requirement to show existing and proposed lighting and lighting levels to the nearest 0.5 foot-candles, where the Planning Board previously approved the construction, and where no changes are proposed.
- * 3.6.D.1.s. -To waive the requirement to show signs where they may be proposed on that portion of the lot lying in the City of Worcester and under the authority of the Worcester Zoning Ordinance.
- * 3.6.D.1.u. -To waive the requirement to show snow storage where the Planning Board previously approved the construction of the parking lot, where no changes are proposed.
- * 3.6.E.2. -To allow more than one driveway onto Century Drive where the Planning Board previously approved the construction of the parking lot and where no changes are proposed.
- * 3.6.E.8. -To waive the requirement to provide drainage calculations on a site where no physical changes are proposed to the existing parking lot, and where the construction of the parking lot was previously approved by the Planning Boards and Conservation Commissions of both West Boylston and Worcester.

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 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. 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.
6. Evidence shall be submitted to the Planning Board that a copy of this Site Plan Review Approval has been filed with the Building Permits & Inspections Section of the City of Worcester prior to the issuance of a Building Permit.
7. The Applicant shall provide the Board with monthly written progress updates summarizing project and site activities during construction. The Applicant acknowledges that they may be responsible to reimburse the Town for the Planning Board's Engineer to conduct regular inspections of the site if conditions at the site warrant. The inspections may 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 site activities and stabilization.
8. 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.
9. 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.
10. 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. Certification 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 consulting services to review and verify that the As-Built Plans conform to the Approved Site Plan.

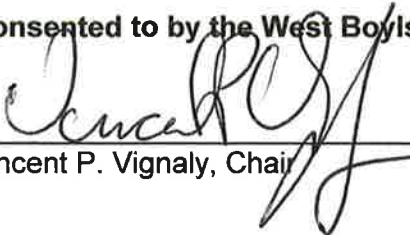
VOTED As Follows regarding Site Plan Review Extension:

Vincent P. Vignaly, Chair
Paul Anderson
Cheryl Carlson
Marc S. Frieden
Barur R. Rajeshkumar

Yes
N/A
Yes
Yes
N/A

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:



Vincent P. Vignaly, Chair

Paul Anderson



Cheryl Carlson



Marc S. Frieden

Barur R. Rajeshkumar

Filed with the Town Clerk on

