



THE PLANNING BOARD OF WEST BOYLSTON
140 WORCESTER STREET
WEST BOYLSTON, MASSACHUSETTS 01583

CERTIFICATE OF SITE PLAN REVIEW APPROVAL
and
SPECIAL PERMIT FOR A BUSINESS CENTER

September 9, 2015

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

Applicant: Pearson Realty Trust, LLC
Proposal: Change of Use to Business Center
Site: 539, 541, 543 and 555 Prospect Street
Owner: Eric Pearson

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 the above-noted location at a duly called and properly posted meeting of said Planning Board, held on **September 9, 2015**. The Planning Board further voted to **APPROVE** the Special Permit for a Business Center at the same time, with the conditions listed below.

The Approved Site Plan is entitled "Site Plan in West Boylston, Massachusetts- 539, 541, 543 and 555 Prospect Street" and contains 2 sheets, dated July 1, 2015, prepared by Quinn Engineering Inc., Paxton, MA. The Approved Site Plan is signed by Kevin Quinn, P.E. The Site Plan was originally filed with the Planning Board on July 7, 2015, concerning the proposed change of use of the existing building to a Business Center with multiple (3 or more) business uses. No exterior site work is proposed other than parking lot striping, nor is any change in impervious area or drainage patterns. The parking spaces along the west side of the building that violated zoning prohibitions of backing onto a public way have been removed. The proposed use of the existing building will retain the currently-existing retail business uses. The public hearing was held on August 12, 2015.

Findings:

1. The location of the existing building is in the Business Zone and the lot is partially in the Business Zone and partially in the Single Residence Zone of the Town of West Boylston. Retail business and eating places are allowed in the Business Zone. A Business Center is allowed in the Business Zone with a Site Plan Review and a Special Permit from the Planning Board.
2. The existing building will remain. Only changes in accessible parking delineation are proposed. No changes to the exterior of the existing building have been proposed or approved.

3. Fifty-four (54) parking spaces have been shown including three (3) handicap spaces; these totals are in excess of the zoning-required 40 parking spaces including 3 handicapped spaces for the depicted retail and eating place uses, as proposed by the applicant. The spaces along the west side of the building that violated zoning prohibitions of backing onto a public way have been removed.
4. The applicant submitted no documentation to the Planning Board regarding stormwater drainage changes as the applicant stated that he has not proposed any changes to the impervious areas or any exterior site work other than parking lot striping.
5. This approval **does not** approve any signs on the site. All signs are required to meet the requirements of the West Boylston Zoning Bylaw Section related to signage. The applicant will submit a sign permit application to the Building Inspector for approval prior to installation.
6. The Police Department and the Fire Department approved the project with no comments.

Waivers:

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

- Section 3.6.D.1.a through 3.6.D.1.v Site Plan Contents- a waiver to provide detailed plans for the proposed and existing site work as no exterior site work is proposed.
- Section 3.6.D.2.a through 3.6.D.2.c Additional Submission Materials- a waiver to submit drainage calculations, design features, and traffic patterns as no changes or exterior site work is proposed.
- The applicable fees for a lot with area less than 3 acres, as set forth in the Planning Board Fee Schedule, includes a Professional Review Fee, which was waived, and an Application Fee which was reduced from \$900 to \$450, because no professional review was needed; the application package was clear and complete; the extent of the work was minimal; and the public hearing and decision-making process was succinct.

The following conditions shall apply to the development:

1. Applicant 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. The Approved Site Plan depicts 54 parking spaces at the site. Changes to the parking will require the applicant to submit an Amended Site Plan Review application.
5. All lighting at the site shall be directed down and be anti-glare in compliance with the Zoning Bylaws.
6. Any exterior signage, other than signs required under the Building Code, must be submitted to the Building Inspector prior to installation.
7. The Approved Site Plan shall not be changed, amended or modified without approval of the Planning Board. Any significant changes to the Approved Site 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 Site Plan Approval.

8. "As-Built" Site Plans and a written certification stamped by the engineer 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-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 review and verify that the As-Built Plans conform to the Approved Site Plans.

VOTED As Follows:

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

YES
Yes
yes
yes

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

Consented to by the West Boylston Planning Board:

Marc S. Frieden
Marc S. Frieden, Chair

Cheryl Carlson
Christopher E. Olson
Christopher E. Olson

Barur R. Rajeshkumar
Vincent P. Vignaly
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Filed with the Town Clerk on 9/10/15