



THE PLANNING BOARD OF WEST BOYLSTON
TOWN OFFICES • 127 HARTWELL STREET
WEST BOYLSTON, MASSACHUSETTS 01583

CERTIFICATE OF FINAL SITE PLAN APPROVAL

July 8, 2009

Town Clerk
Mixer Town Hall
Town of West Boylston
West Boylston, MA 01583

Re: Surabian Realty - Wachusett Plaza Additions
184-186 West Boylston Street

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 **ISSUE A CERTIFICATE OF FINAL SITE PLAN APPROVAL** for the Site Plan at the above-noted location at a duly called and properly posted meeting of said Planning Board, held on June 24, 2009. The Approved Site Plans are entitled "*Site Plan of Land – Additions to Wachusett Plaza, 184-186 West Boylston Street, West Boylston, Massachusetts*". These Approved Site Plans are dated March 9, 2009 with revisions through June 24, 2009, prepared by Thompson-Liston Associates, Inc., and are stamped by Patrick Healey, P.E. The Site Plans were originally filed with the Planning Board on April 22, 2009, concerning the construction of multiple additional retail buildings at the east end of the property. The property is owned by Surabian Realty Company Inc. The public hearing was opened May 13, 2009, and closed on June 10, 2009.

The following waivers to the Site Plan Review Bylaws were granted:

1. (3.6-D.1.a) The site plans shall be drawn at a scale of 1"=20'.
2. (3.6-D.1.g) The plans shall show existing streets and driveways within 200-feet of the site.
3. (3.6-D.1.i) The plans shall show existing structures within 200-feet of the site.
4. (3.6-D.1.r) The plans shall show the location and type of all existing on-site lighting.
5. (3.6-E.6) The site shall provide interior landscaping covering not less than five percent of the total area of the parking area, and there shall be placed one shade tree for every 10 parking spaces.
6. To allow the pipe design flows to be less than 3 feet per second.

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. The applicant shall comply with all conditions of approvals from all municipal departments.
3. Prior to release of this approval, the applicant shall reimburse the Town for any professional review fees in excess of the amount originally posted.
4. Prior to any construction, a pre-construction conference shall be held with the developer, the construction supervisor, and the Board's Inspector, with invitations sent to the Planning Board, Conservation Commission, Board of Health, Building Inspector, and DPW Director. Appropriate construction inspection fees shall be submitted to the Planning Board prior to this meeting. The Applicant shall provide the Board with monthly written progress updates summarizing project and site activities, and shall reimburse the Planning Board for inspections by its engineer at least every 2 months to monitor site activities and conformance with the Approved Site Plans.
5. Construction shall conform to the Approved Site Plans; and shall not be changed, amended or modified without prior approval of the Planning Board.
6. The Planning Board shall approve any change of use for the proposed buildings.
7. The Applicant shall submit for the Planning Board's approval proposed building floor plans, building elevations and building dimensions.
8. The Applicant shall submit for the Planning Board's approval wall (with integrated traffic barrier) drawings signed and stamped by a Professional Engineer.
9. The Applicant shall submit to the Planning Board documentation from the Sewer Commission that the project is acceptable, including that the grinder pump model proposed and any easement requirements are fulfilled.
10. The Applicant shall submit to the Planning Board documentation from MassHighway Department that no Access Permits are required for the project.
11. The Applicant shall submit to the Planning Board a final SWPPP document prior to construction.
12. The Applicant shall be allowed to construct the additional 13 parking spaces labeled on the plans as "13 spaces – future expansion" once a revised easement agreement that allows for additional parking is submitted to the Planning Board.
13. "As-Built" Plans and a certification by the engineer that construction was completed in accordance with the Approved Site Plans shall be submitted to the Planning Board for

review and approval before a Certificate of Completion may be issued. No Certificate of Occupancy shall be issued until the traffic improvements have been completed.

14. The Applicant shall pay the appropriate Construction Inspection Fees and notify the Planning Board and its engineer prior to the commencement of work at the site; and further, shall reimburse the Board for consulting services to verify that the As-Built Plans conform to the Approved Site Plans.

VOTED As Follows:

Lawrence Salate, Chair

Patricia A Halpin

Patrick J. McKeon

Karen F. Paré

Vincent P. Vignaly

YES
abstain
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 from the Approved Site Plans may be made without Planning Board approval. "As Built" plans and a certification by the engineer that construction was completed in accordance with the Approved Site Plans (the engineer's certification shall note any discrepancies from the approved plans) shall be filed with the Building Inspector and the Planning Board before a Certificate of Completion is issued. In accordance with Section 3.6.D.7 of the Zoning Bylaw, no permanent occupancy permit may be issued until a Certificate of Completion is issued.

Consented to by the West Boylston Planning Board:

Lawrence Salate

Lawrence Salate, Chair

Patricia A. Halpin

Patrick J. McKeon

Karen F. Paré

Vincent P. Vignaly

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