



## 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:** Cardinal Construction  
**Proposal:** Municipal Police Station  
**Site:** 141 Sterling Street  
**Owner:** Town Of West Boylston

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 construction of a new police station 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, 2016**. The Planning Board, acting as the Stormwater Authority's designee, voted to **APPROVE** the Stormwater Management Plan at the same time.

The Approved Site Plan is entitled West Boylston Police Headquarters, 141 Sterling Street, West Boylston, MA, and contains 14 sheets dated September 21, 2016 with revisions through December 7, 2016, prepared by Reinhardt Associates, Agawam, MA. The Approved Site Plan is stamped by Richard T. Misiaszek, PE, Civil License #36976, Joseph A. DiCarlo, Jr., LA, Landscape Architect License #503, and Ron Thunberg, PLS, Land Surveyor License #37061. The Site Plan was originally filed with the Planning Board on September 21, 2016, concerning the proposed construction of a new police station. The public hearing was opened on October 26, 2016, continued to November 9, 2016, and closed on November 30, 2016.

#### Findings:

1. The applicant, Cardinal Construction (hereinafter "Applicant") submitted a notarized authorization from the owner, Town of West Boylston (hereinafter "Owner") to act in their behalf relative to the depicted site area shown on the Approved Site Plan.
2. The improvements presented by the Applicant were relative to the site area (hereinafter "Site Area") having 3 acres of land at 141 Sterling Street (Route 12). The current land use is an open field.
3. The location of the proposed development on the lot is in the General Residence Zoning District of the Town of West Boylston. Municipal office uses are allowed by right in this Zone. The west portion of the lot is within the Single Residence District.

4. A new building is proposed with 11,500 gross square feet; approximately 8,000 square feet will be occupied. Thirty-eight (38) parking spaces are proposed to be constructed, though only 15 are required by Zoning standards, which will be accessed from the existing driveway on Sterling Street. The total number of spaces includes two ADA accessible space.
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 the project complies with the MassDEP Stormwater Standards and the West Boylston Stormwater Bylaw. Regular maintenance of this system is required and an Operation and Maintenance Plan has been included in the design and the Owners have committed to executing it.
6. The Operation and Maintenance Plan for the stormwater treatment systems is documented on Sheet C.1 of the Approved Site Plan, and has been included as part of the site manager's required operations and maintenance procedures.
7. This approval specifically notes all waivers that were granted by the Planning Board. No other reductions or changes are allowed.
8. The West Boylston 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.D.1.g. -To waive the requirement to show existing driveways and streets within 200 feet of the site. This information was not provided in the Town-furnished survey of existing conditions and no conflicts have been noted.
- \* 3.6.D.1.i. -To waive the requirement to show all structures within 200-feet of the site, since it was not included in the topographic information submitted from the town.
- \* 3.6.D.1.m. -To waive the requirement to provide a traffic analysis, since the use requires only 15 parking spaces and is located on State Highway Route 12.

#### **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 incurred by the Planning Board 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. An opaque fence (no chain link construction) shall be installed adjacent to the proposed chain link fencing and razor wire to screen this area from view of all abutters as required in Zoning Bylaws, Section 5.3.D.
6. No materials, equipment, or supplies shall be staged or stockpiled within 10' of the area where the stormwater treatment systems will infiltrate into the ground. These areas shall not be used as temporary sediment storage areas during construction.

7. All work proposed within the Route 12 right of way shall be reviewed and permitted by MassHighway and meet appropriate ADA standards.
8. Any additions or changes to approved exterior signage, 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.
9. 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.
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 registered professional engineer noting discrepancies between the actual construction and the approved plans shall be stamped by the engineer. The certification that construction was completed in accordance with the Approved Site Plan and the As-Built 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 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 requested waivers:**

Christopher E. Olson, Chair

Cheryl Carlson

Marc S. Frieden

Barur R. Rajeshkumar

Vincent P. Vignaly

Yes  
yes  
YES  
yes.  
yes

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

Christopher E. Olson, Chair

Cheryl Carlson

Yes  
yes

Marc S. Frieden  
Barur R. Rajeshkumar  
Vincent P. Vignaly

YES  
YES  
YES

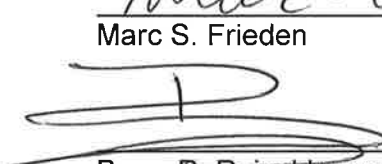
No permit to build or alter any building or structure or change of use requiring a Site Plan Review shall be issued by the Building Inspector without a Certificate of Site Plan Review Approval. No changes to the Approved Site Plan may be made without Planning Board approval.

**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