



THE PLANNING BOARD OF WEST BOYLSTON

140 WORCESTER STREET
WEST BOYLSTON, MASSACHUSETTS 01583

CERTIFICATE OF APPROVAL OF A PRELIMINARY SUBDIVISION PLAN

May 11, 2016

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

Re: Westland Circle Extension, Preliminary Subdivision Plan
Malden Brook Realty, LLC

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 May 11, 2016, it was unanimously voted to APPROVE a Preliminary Subdivision Plan consisting of five sheets, entitled "Preliminary Plan of 'Westland Circle Extension', in West Boylston, MA, prepared for the owner, Malden Brook Realty, LLC, dated March 9 2016. Said plans were prepared by Summit Engineering & Survey, Inc., N. Oxford MA 01537, for Malden Brook Realty, LLC, 30 Eastbrook Road, Suite 301, Dedham, MA 02026, and stamped by Andrew Baum, Registered Professional Civil Engineer, and James Smith Registered Land Surveyor on March 9, 2016. The Preliminary Plan was originally filed with the Planning Board on March 23, 2016 concerning property located at the west end of Westland Circle, showing eight (8) proposed lots. The discussion at the public meeting was held on April 13, 2016.

The following conditions shall apply to the preparation of the Definitive Plan:

1. Prior to endorsement of approval, the applicant shall reimburse the Town for any professional review fees in excess of the amount originally posted.
2. The Applicant will work with the Sewer Department to determine the sewer service needs if the proposed lots are outside of the existing sewer service area, and must obtain approval from the Board of Sewer Commissioners to extend sewer service to any lots not within the present Sewer District.
3. The Applicant will provide public 'connectivity' for access through the subdivision.
4. The Applicant shall work out any issues raised by the respective town boards prior to or during the Definitive Subdivision Plan design. These issues include, but are not limited to: satisfying the Conservation Commission regarding the proximity to wetland resources; resolution of an adequate Cul-de-Sac condition with the DPW Director; resolution of sewerage issues, sewer privilege fees and ownership of the proposed pumping station; provide water system analyses and possible looping options for the West Boylston Water District; and resolution of any utility easements with the Municipal Light Plant.

5. The Applicant shall coordinate with the Planning Board to insure that the Definitive Plan reflects the recently-approved Complete Streets Policy for the town of West Boylston.

The Planning Board discussed the following waiver requests and decided as follows:

1. Section VI.(B)(6): The use of an infiltrating island in the cul-de-sac will be reviewed by the DPW Director prior to completion of the Definitive Subdivision Plans.
2. Section VI.(C): The removal of a sidewalk will be dependent on the proposed method of 'connectivity' through the subdivision on the Definitive Subdivision Plans.
3. Section VI.(I): The creation of a public way through the subdivision to comply with the 'connectivity' requirement will be considered in lieu of a playground area on the Definitive Subdivision Plans.
4. Section VI.(B)(10): The right of way width will be maximized. The Definitive Subdivision Plans should indicate the locations where it cannot be met and a waiver for this could be issued.

The Planning Board has VOTED as follows:


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

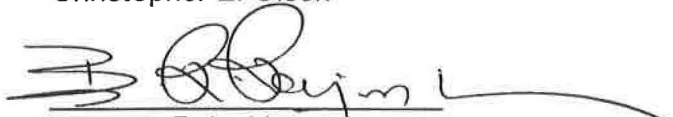
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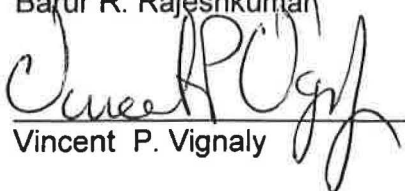
Consented to by the West Boylston Planning Board:


Marc S. Frieden, Chair

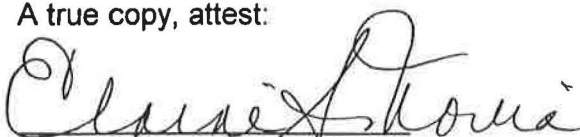

Cheryl Carlson


Christopher E. Olson


Barur R. Rajeshkumar


Vincent P. Vignaly

A true copy, attest:


Town Clerk, West Boylston, MA

I hereby certify that a duplicate copy of this letter was sent to the applicant on 5/13/16.