DECISION OF NORWOOD PLANNING BOARD
MAJOR SITE PLAN APPROVAL & SPECIAL PERMIT
CERTIFICATE OF ACTION
SKATING CLUB OF BOSTON

December 14, 2018

Mr. Douglas Zeghibe
Skating Club of Boston
120 Soldiers Field Road
Boston, MA 02135

Dear Mr. Zeghibe,

Please be advised that at the December 3, 2018 Planning Board meeting the Board voted 5 to 0 to approve the plan entitled “The Skating Club of Boston 750 University Avenue, Norwood, MA dated October 12, 2018 with a final revision date of December 12, 2018.”

Request: In accordance with the requirements of the Zoning Bylaw section 7.4 Major Projects, sections 10.4 Special Permits, section 10.5 Site Plan Approval, and section 4 of the Norwood Planning Board Rules & Regulations Governing Site Plan Review, The Skating Club of Boston has applied for a Major Project Site Plan Approval & Special Permits; Section 6.1.3 reduction in number of parking spaces, Section 6.1.10 reduction in parking aisle and wall/wall width, and Section 6.4 change in landscaping requirements.

Applicant: The Skating Club of Boston
Land Owners: Medical Information Technology, Inc.
Location: 750 University Ave.; Assessor’s Map 22, Sheet 11, lots 103, 104, and 105.
Zoning District: LM – Limited Manufacturing
Development Type: Redevelopment of golf course
Lot Area: 35.9 total acres
Building Size: 176,000 S. F.
Project description:
The applicant is proposing to construct a three-rink skating and training facility for the new headquarters of the Skating Club of Boston. The facility will be new construction on what once was the Lost Brook Golf Course and consist of the 176,000 S.F. facility, 400 parking spaces, and other associated utility infrastructure improvements on the 35.9 acre location. Two of the three rinks will be exclusively for figure skating while the third rink will be multi-use surface that can be used for figure skating and hockey. The facility will also include offices, athletic training spaces, a dance studio, skate rental, café, concessions, a memorabilia/trophy room, and other ice-rink related facilities. The Skating Club of Boston offers numerous programs and amenities through their membership and outreach programs. This location will be used for numerous skating events of various sizes throughout the calendar year.

Evidence Presented
The Planning Board held a public hearing on November 19, 2018. Approximately 2 people attended the hearing; those two people gave testimony in favor of the project. The public hearing was continued to 12/3/18. At the December 3rd continued public hearing approximately 2 people attended the hearing. No one from the public spoke in favor or in opposition to the project. Following that, the Board voted to close the public hearing. The public hearing was advertised in the Norwood Record newspaper on November 1, 2018 and November 8, 2018.

The applicant was represented by Sean Reardon, Tetra Tech; Matthew Moyen, Tetra Tech; Thomas Fanning, Northstar; Robert Elfer, Troika and Douglas Zeghibe, Skating Club of Boston

The applicant submitted the following plans and documents in support of its application. The plans and documents are contained in the official file for the project located in the Planning Department and are hereby incorporated into the record by this reference.

Project Material
- Declaration of Easements and Release of Easements dated 3/5/18
- Amendments to Declaration of Easements and Release of Easements dated 6/4/18
- Copy of Notice of Intent dated 10/1/18
- Application Form dated 10/11/18
- Project binders including applications, landowner authorization letter, copy of filing fee checks, project narrative, project summary, Zoning Bylaw compliance, Site Plan Review Design Standards, Special Permit Decision Criteria, Fire Truck Access Plan, abutter notification information, Site Plan, Stormwater Management Report, Traffic Impact and Access Study dated 10/12/18
- Abutters List dated 10/22/18
- Supplemental Information Letter dated 11/14/18
- Lighting Cut Sheets dated 11/14/18
- A Memorandum of Understanding dated 11/19/18
- Supplemental Information Letter dated 11/28/18
- Site Plans dated 10/12/18 and 11/28/18
Review Process:
The applicant submitted 10 sets of the Project application Packet. This package was sent to the following Boards/Committees and Departments inviting them to comment on the site plan: Board of Selectmen, General Manager, Building Inspector, Town Engineer / DPW Director, Board of Health, Conservation Commission, Traffic Safety Officer, Fire Department and the Light Department. On 11/6/18 a project review meeting with Town staff was held to discuss the project. Six Town representatives attended the meeting and commented on the plans. Copies of their comments on the project are in the official Planning Board file for the project and are incorporated into the record by this reference. The project engineer revised the site plan to address the comments received at the project review meeting and additional comments from Mark Ryan, Town Engineer; Paul Halkiotis, Director of Planning & Economic Development; Sigalle Reiss, Director of Board of Health; Ronald Maggio, Lieutenant Fire Department; and Daniel Morrissey, Assistant Superintendent of Light Department.

Section 10.4. Special Permits
10.4.2 Decision Criteria
The Zoning Bylaw Section 10.4 Special Permits requires the Planning Board to evaluate Special Permit applications and determine if they meet the following criteria. After reviewing the application package, site plans and testimony during the public hearings, the Planning Board made a series of findings based on the decision criteria listed below.

1. Social, Economic, and Community Needs. Residential use is more beneficial if it serves housing needs of local residents, or broadens housing diversity, than if it does not. Nonresidential use is more beneficial if it serves needs and interests of local residents, or provides them with economic opportunity, than if it does not.

The Project will provide significant social, economic and community benefit to the Town of Norwood and its surrounding communities. The economic benefits include creation of both short-term (construction) and long-term (operations and maintenance) employment opportunity for residents of the Norwood and surrounding community. The Skating Club is a non-profit, educational entity, it has entered into a “Payment in Lieu of Taxes” (Pilot) agreement that includes annual payments, reduced rates for ice time for town teams and reduced-price membership for residents.

The Project supports social and community needs by providing a local option for the Town’s Boys and Girls hockey programs, which has been a long-time goal for many in Town. The hockey surface was included in the program specifically to meet this critical local need and clearly “serves the needs and interests of local residents”. In addition, the Club is committed to working with the Town to allow public access across undeveloped southern portions of the site to support walking trail connections with existing town-controlled conservation areas. The Project Site is ideal as many of the existing golf cart paths can be repurposed as publicly accessible walking trails.

During the construction phase, the project is expected to generate approximately 200 construction jobs. While in operation, the project will employ approximately 30 full-time staff as well as create additional local jobs and revenue as the club as well as its members and visiting guests utilize neighborhood businesses. This is a substantial increase over the 3-5 part-time seasonal positions at the golf club.
2. **Circulation.** Increases in average daily and peak hour traffic are adverse effects, even if coupled with capacity increases maintaining the level of service. To avoid adversity, pedestrian and vehicular movement to, from, and within the site should be safe and convenient, and arranged so as not to disturb abutting properties.

Pedestrian and vehicular access to and around the site has been designed to be safe, convenient and appropriate for the use. The Project includes a new access drive which will reduce traffic volume at the existing shared driveway. Separate dedicated left turn lane will be provided on University Avenue to allow vehicles to access the new driveway without impacting thru traffic. This will increase safety for vehicles using the facility. Pedestrian access to the site is available from an existing mid-block crosswalk at the existing site drive at 720 University Avenue. The crosswalk connects the site to sidewalks on the north side of University Avenue which extend the full length of University Avenue.

3. **Utilities and Other Public Services.** Any unusual public problem in providing adequate water, sewage disposal, drainage, public safety, or other public services for this use would be an adverse effect.

The site is well served by public utilities having been the planned location of three office buildings for which utilities were installed but never used. Water, sewer, gas, electric and telephone and data infrastructure is either already extended to the site or is easily accessible from University Avenue. The Project does not anticipate any new underground utility connections in University Avenue and there are no known capacity issues.

The site is easily accessible by first responders and site improvements have been designed to provide immediate access along all sides of the building. All fire alarm systems and security measures meet applicable codes and will be coordinated with Town Fire and Police Departments.

4. **Environmental Impacts.** Environmental damage due to wetland loss, habitat disturbance, erosion, or damage to valuable trees or other natural assets are adverse effects. Damage or risk to air, land, or water resources because of planned processes or unplanned contingencies are adverse effects.

Behind the building, the undeveloped portion of the property, where the former golf course is located, the vegetation will be allowed to revert back to a natural condition. The elimination of the golf course is viewed as an environmental benefit. All of the chemical fertilizers, insecticides and herbicides that have been applied to the golf course will end. This will result in improved water quality in Purgatory Brook. The area of the old golf course that will grow back to natural conditions will serve as a natural buffer to Purgatory Brook and provide valuable wildlife habitat.

The Project will not result in the net loss of any wetlands or disturbance of any priority habitats. A Notice of Intent has been filed with the Conservation Commission who will review the project for compliance with all applicable standards and ensure adequate protections exist during construction to prevent erosion or damage to valuable trees or other natural resources. All drainage infrastructure has been designed to meet or exceed applicable performance standards and no damage or risk to air, land or water resources is anticipated during construction or operation of the facility.
5. **Land Use Compatibility.** Preempting land having special qualities suiting it for other uses, such as land having rail access being preempted from use by a rail-using activity, is an adverse effect. Damaging the utility and enjoyment of nearby land uses through off-site impacts is an adverse effect.

The proposed use of the site is wholly consistent with uses allowed within the LM Zoning District. The University Ave. area is well designed for large scale development. There are no significant offsite impacts expected from the construction or operation of the facility.

6. **Visual Compatibility.** Visibility of parking and service areas from nearby public streets is an adverse effect which can be minimized through site arrangement, use of tree cover, and other means. Departure from the architectural scale of buildings on abutting and nearby premises is an adverse effect, except where the departure would serve some community design purpose.

Site improvements will be substantially screened from public view by existing trees and vegetation along University Avenue and parking improvements are predominantly located along the sides of the building. Service and mechanical areas are located at the rear of the facility 500 feet from any public way and completely screened from public view by the proposed building. The proposed building has been designed to elevate finish treatments along the front of the site which is potentially visible from University Avenue and the scale and design fits within the range of buildings that predominate along the street.

7. **Fiscal Impacts.** Positive fiscal impacts are a benefit to the town.

The proposed three rink facility will draw thousands of people to the town annually; many of those people will patronize the existing businesses in town. There will be extensive, positive economic spin-off effects from the development.

The Skating Club is a private non-profit entity and as such they do not pay property taxes. As discussed in the earlier section addressing economic benefits, the Skating Club has entered into an agreement with the town that considers the full range of potential impacts and benefits associated with the proposed use and establishes an annual Payment In Lieu of Taxes (PILOT Agreement). The PILOT includes a list of community related benefits such as, up to 45 hours per week of discounted ice time for use by Norwood High School and Norwood Youth Hockey.

The Project will require no special services that would place an economic burden on the Town and is confident that the PILOT Agreement will ensure any potential fiscal impacts are offset by other considerations.

8. **Process.** Discussion in advance between applicants and those whose interests are likely to be substantially impacted by it is a benefit. Compensatory actions providing benefits, such as planting additional trees, can be used to offset any negative consequences for other parties or the town.

The project proponents have been actively engaged with its abutters and the town throughout the due-diligence and design process. The town and the direct abutters are the primary parties potentially impacted by the project during construction and going forward. There are no residential properties
within a ½ mile radius of the site and the closest residence is over a mile travel distance using local roads.

Specifically, the project has coordinated with its abutter to the west (National Amusements) to reconcile needed changes to easements and rights-of-way on site; coordinated with its abutter to the east and north (Hilco) to develop the design and explore opportunities to use available parking on their sites to offset Club demands during special events; and has coordinated with various town departments for more than a year as part of the initial site selection, purchase and sale negotiation, environmental investigation and Pilot Agreement negotiation.

10.5.11 - Site Plan Approval
Based upon the information contained in the application package and testimony at the public hearings, the Planning Board has determined that the project meets the design standards listed below in Section 10.5.11 of the Zoning Bylaw.

Section 10.5.11 Standards

1. **Minimize the volume of cut and fill, the number of removed trees 6” caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, soil erosion, and threat of air and water pollution.**

The project will seek to preserve as many trees as possible, but will displace a small number due to the building’s location. With the site’s former use being a golf course, this new use will see the majority of the land returned back to its natural state. With the exception of where new construction will be, most of the property will be left alone and therefore will not be impacted from the chemicals associated with maintaining a golf course. A significant amount of peat will be removed from the site where the building footprint will be. No stone walls will be impacted. There will be minimal impacts to wetland resource areas. The project will not create any soil erosion, the impacts from air or water pollution will be minimal.

2. **Provide adequate storm water management and other utilities consistent with the functional requirements of the Planning Board’s Subdivision Rules and Regulations;**

The stormwater management system for the parking lot was designed by a Massachusetts Registered civil engineer. The site plan was reviewed by the Town Engineer, a Massachusetts Registered civil engineer. The stormwater management plan and use of existing utilities is consistent with the functional requirements of the Planning Board’s Subdivision Rules and Regulations.

3. **Maximize pedestrian and vehicular safety both on the site and egressing from it;**
Marked and compliant turning lanes will be established on University Ave. for vehicles accessing the property from either direction. Two points of egress will be available for use during major events as well as shuttle services to neighboring parking lots as requested by the applicant to reduce the creation of excess parking and to provide safer measures for attendants to arrive at the facility during major events.

4. **Provide adequate access to each structure for fire and emergency service equipment;**
There is one main point of ingress and egress with one additional emergency/special occasion point of access via the adjacent property at 720 University Ave. All sides of the facility will be easily accessible for fire and emergency service equipment.

5. The plan minimizes obstructions of scenic views from publicly accessible locations;
There are no scenic views in the vicinity of the subject property.

6. Minimize visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from public ways or premises residentially used or zoned;
The frontage of the property is tree lined and will be cleaned up and maintained by the applicant. The parking lot landscaping will have an increase in the number of trees which will help reduce visibility of the parking lot, reduce heat-sink effect, and improve aesthetics of the property.

7. Minimize glare from headlights and lighting intrusion;
With new construction on what was a golf course that was open during day-time hours, there will be increased glare and lighting intrusion. There is no residential property within the area of this facility and traffic glare and lighting intrusion will be minimal during the hours or operation.

8. The building design minimizes unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places;
The facility design will be of exceptional quality and will fit in with the character and size of other buildings within the vicinity. The building will be visible from the public road.

9. Minimize contamination of groundwater from on-site waste-water disposal systems or operations on the premises involving the use, storage, handling, or containment or hazardous substances;
The wastewater generated from this site will be managed through the town’s sewer system which is part of the Massachusetts Water Resource Authority. Minor hazardous materials will be stored and used on the site for only the operation and maintenance of an ice-skating facility with offices and concessions.

10. Ensure compliance with the provisions of this Zoning By-Law, including parking, signs, landscaping, and environmental standards.
The site plan complies with the parking, landscaping and environmental standards contained in the Zoning Bylaw with the exception of the relief granted for the number of parking spaces, parking lot aisle width, and landscaping reduction through Special Permits.

The Planning Board Rules and Regulations Governing Site Plan Approval - Section 6.04 requires the Planning Board to determine compliance with the following performance Standards.

A. Lighting
The parking lot lighting will minimize light spilling over on to abutting properties. The proposed lighting, as shown on the plans submitted, will not unreasonably interfere with other properties in the area. There are no abutting residential neighborhoods that could be impacted from lighting.
B. Noise
The skating facility will not generate any unusual or loud noise, but will likely slightly increase the level of noise that was at the site previously.

C. Landscaping and Screening
The landscape plan maximizes the use of trees rather than shrubs for parking lot plantings. The front of the building will have a variety of trees, shrubs, and perennials. Existing trees in the front of the buildings parallel with the road will be preserved if possible and cleared of dead/poor quality vegetation. The majority of the property’s land area will be left alone and allowed to return to its natural state.

D. Storm Water Management
The storm water management system was designed to comply with the MA DEP Best Management Practices. Runoff from all new impervious surfaces will be directed to on-site stormwater infrastructure before being discharged. Runoff from the northern portions of the site will be detained in a bioretention area and gravel wetland. The sites remaining runoff will be directed south to a large detention area where it will be stored before being discharged.

E. Site Development Standards
The ice-skating facility was designed to comply with all applicable Zoning Bylaw requirements with exception to relief received through Special Permits.

F. Pedestrian and Vehicular Access; Traffic Management
The use is not expected to generate any significant pedestrian traffic during regular business hours but could see an increase during major events. The primary point of ingress and egress will be the main entrance on University Avenue. During major events a second point of egress on the adjacent 720 University Avenue will be available. There will not be any significant traffic issues associated with this use with exception of major events which will likely occur approximately 6 times a year. Police details will be provided for those major events.

G. Aesthetics
The building will be a state of the art ice-rink facility unlike any other building within the Town. The overall design is consistent with the building’s intended use while still showing various aesthetically appealing elements, such as in the façade, that make the building standout in a positive way.

H. Utilities; Security; Emergency Systems
The Fire Department has reviewed and approved the plans for the emergency systems. The exit leading to the neighboring property will have a gate that is expected to only be open during major events. Police & Fire Departments will be provided with access to that gate.

I. Fiscal Impacts
The Skating Club of Boston is a non-profit organization which prevents the Town from imposing a real estate tax. A PILOT agreement has been established between the applicant and the Town because of this. The Skating Club of Boston brings a unique organization to the community which has the potential to aide various other businesses within the Town.
In accordance with Section 6.04 of the Rules and Regulations governing Major Site Plan Approval the Planning Board is satisfied that the applicant has met all the performance and design standards listed above.

DECISION:
After full and careful consideration of the written materials in the application package, testimony at the two public hearings and the findings listed above, the Planning Board has determined there will be no significant adverse impacts to the Town resulting from this project. On December 3, 2018 the Planning Board voted unanimously to grant:

1. Major Project Special Permit in accordance with Section 3.2 and 7.4 of the Zoning Bylaw;
2. Special Permit in accordance with Section 10.4 of the Zoning Bylaw;
3. Site Plan Approval in accordance with Section 10.5 of the Zoning Bylaw;
4. Special Permit for relief from 6.1.3 and 6.4 of the Zoning Bylaws.

On December 3, 2018 the Planning Board voted 4 in favor and 1 opposed to grant:

1. Special Permit for relief from 6.1.10; reduction in parking aisle and wall/wall width.

Planning Board approval is subject to the following conditions of approval:

CONDITIONS OF APPROVAL

Prior to the Start of Construction:

1. This Major Project Special Permit decision shall be recorded at the Norfolk County Registry of Deeds or Land Court if applicable.
2. The applicant shall provide the Planning Board with proof of recording this Special Permit decision.
3. The applicant shall submit an operation and maintenance schedule for the storm water management plan. Following approval, the applicant shall follow the maintenance plan.
4. The applicant shall secure all necessary State and local permits, including the Notice of Intent filed with the Conservation Commission. Any changes to the approved Site Plan required by the Conservation Commission shall be submitted to the Planning Board. Any substantial changes to the approved Site Plan, as determined by the Planning Director, will require Planning Board approval.
5. A final Site Plan shall be submitted with a signature block for the Planning Board to endorse.
6. The project engineer shall submit a construction traffic routing & circulation plan that identifies the routes that construction related vehicles will use. The plan shall be reviewed and approved by the Town Engineer and Police Safety Officer.
7. The Applicant shall provide the Planning Board with signed off-site parking agreements that will provide adequate parking for all special events that are anticipated to require more than the 400 on-site parking spaces.

8. The project General Contractor shall schedule a preconstruction meeting with the Planning & Economic Development Director, Town Engineer/DPW Director, Building Inspector, Light Department and Fire Department representatives.

9. The project general contractor shall provide 48 hours’ notice prior to the start of construction to the Director of Community Planning & Economic Development.

10. The applicant shall provide suitable replacement utility easements for the Town to access the water and gas mains located on the subject property and serving the property located at 720 University Ave.

GENERAL CONDITIONS

1. The Applicant shall conform with Article XXXV (Anti-Noise Bylaw) of the Norwood General By-laws. The Applicant shall at all times use all reasonable means to minimize inconvenience to residents in the general area. Hours of construction shall be enforced by the Norwood Police Department.

2. Good housekeeping shall be maintained at all times during construction including, erosion control, dust control and litter collection.

3. A copy of the signed final approved Site Plan dated 12/12/18 and this Special Permit decision shall be kept on-site at all times during construction.

4. For each major event the applicant shall prepare a Special Events parking plan (“Parking Plan”) for review and approval by the Town. The Town will seek input from the Police Chief, Fire Chief, Town Manager and Building Commissioner.

5. The Parking Plan shall be submitted to the Town at least 90 days in advance of all Special Events to be held at the skating facility. Special Events are any event whose anticipated attendance will exceed available 400 parking spaces on site.

6. The Town and the Skating Club shall work cooperatively to prepare, review and implement a Parking Plan that provides adequate, safe parking areas for Special Events.

7. The Parking Plan shall include the following:
   a. The location of all off-site parking.
b. A written agreement between the Skating Club and the owner of the off-site parking lot that provides the Skating Club with authority to use the off-site parking on the specific date and the specific times of the Special Event.

c. If there will be shuttle service, the Skating Club shall provide documentation of transportation arrangements that will take Special Event attendees to and from the off-site parking area safely.

d. If the Special Event will not require shuttle service, because parking can be accommodated on abutting properties within 500’ of the Skating Club property, an explanation of how parking will be managed before, during and after any Special Event shall be provided by the Skating Club.

e. For any off-site parking lots within 500’ of the property that are to be utilized by pedestrians for Special Events; the applicant shall provide safe, well-illuminated, pedestrian access and all required accessible spaces shall be provided on site. The sidewalks shall be cleared of snow during winter conditions. If street crossings are necessary, the applicant shall consult with the Town Engineer about providing a crosswalk or police detail.

f. The Parking Plan shall provide information on the staffing to be provided at each off-site location and at the Skating Club Facility.

g. The name and cell phone number of the person at the Skating Club responsible for parking management at Special Events shall be included in the Parking Plan.

h. The Parking Plan may be for a single Special Event, or for all Special Events during the Skating Club’s season, which starts in September and runs through June of the following year. The parking plan shall also be required for all non-skating club events that will require more than 400 on-site spaces.

i. The Town acknowledges that the Parking Plan may vary depending on anticipated attendance for each Special Event. For example, there may be a Parking Plan for an event that will be held solely at the 2,500 seat ice surface, and a different Parking Plan for a Special Event that uses the smaller 1,500 seat ice surface.

j. The Town shall within 30 days following receipt of the Parking Plan either:
   a. Approve the Parking Plan; or
   b. Provide the Skating Club with the Town’s comments or requested revisions.

8. After construction has been completed, the applicant shall, at a minimum, maintain the landscape plantings shown on the approved plan. All dead plant materials shall be replaced in season with the same, equal quality or better plants. Any substantive substitutions of the plantings from the approved landscape plans shall be approved by the Planning Director. Additional landscaping may be added at the discretion of the Applicant.
9. All site development work will be done in accordance with the approved Record Plans and documents, no substantive deviations from the approved Site Plan shall be permitted without the approval of the Planning Board.

10. The applicant shall secure the access gate at the driveway connecting to 720 University Ave. when the driveway is not in use and provide the Police and Fire Departments a means to access the property in the event of an emergency.

11. The applicant shall work with the Planning Director on development of a new publicly accessible walking trail at the rear of the property that will connect to abutting Town-owned land. The Skating Club of Boston shall provide adequate space to accommodate up to a ten-foot wide pedestrian access path across its property to the land owned by the Town of Norwood suitable for a walking trail at a location to be mutually agreed to by the Town and Applicant. The pedestrian access path shall be available to the public for passive recreation only. The trail may be relocated at any time by the Skating Club, with the consent of the Planning Director, which consent shall not be unreasonably withheld or delayed. This condition 11 is a condition of a special permit only, and does not create a property interest for the Town of Norwood or the public.

12. The applicant shall construct the building as shown on the architectural rendering dated 11/28/18 prepared by Troika.

13. Following completion of construction, the applicant shall provide the Town Engineer with an As-Built drawing of the facility.

14. All roof top utilities, including solar panels, shall be screened from view so that they cannot be seen from University Avenue. All ground, pad mounted utilities shall also be screened from view with evergreen vegetation or a fence.

15. This Special Permit shall lapse if construction or use is not commenced within two years from the date this decision is recorded with the Town Clerk. The two-year time to commence construction does not include any time required to pursue or await the determination of an appeal of this decision.

VOTE: 5 IN FAVOR 0 OPPOSED

Norwood Planning Board
Joseph F. Sheehan, Chairman    Voted Yes
Alfred Porro, Vice Chairman    Voted Yes
Debbie Holmwood               Voted Yes
Ernest Paciorkowski           Voted Yes
Robert Bamber                 Voted Yes

Date: ____________  Attested by: _____________________________________
Paul Halkiotis, Director
Community Planning and Economic Development
Appeals may be made pursuant to Section 17, Chapter 40A, G.L. If no appeal is made within twenty (20) days of the filing of this decision with the Town Clerk, the following certification shall be executed by the Town Clerk:

I hereby certify that twenty (20) days have elapsed from the date this decision was filed with the Town Clerk’s Office, and that no appeal has been filed.

Date
MaryLou Folan, Town Clerk

The petitioner must see to the filing and indexing of this decision and certification in the Registry of Deeds, as set forth in Section 11, Chapter 40A, G.L.

cc: Planning Board
MaryLou Folan, Town Clerk
Douglas Zeghibe, Executive Director Skating Club of Boston
Sean Reardon, Tetra Tech
Thomas Fanning, Northstar
Mark Ryan, Town Engineer
Mark Chubet, Building Inspector