

*Law Offices of*  
**PETER A. ZAHKA, II, P.C.**

12 School Street  
Dedham Square  
Dedham, MA 02026

2016 APR 28 12:21  
Tel. 781-329-2601  
Fax 781-326-0617

TOWN CLERK  
TOWN OF WESTWOOD

April 28, 2016

Westwood Planning Board  
Carby Street Municipal Building  
50 Carby Street  
Westwood, MA 02090

Re: Applicant: Petruzziello Properties, LLC  
Property: 9 School Street

Town Of Westwood  
Planning Department  
APR 28 2016  
RECEIVED

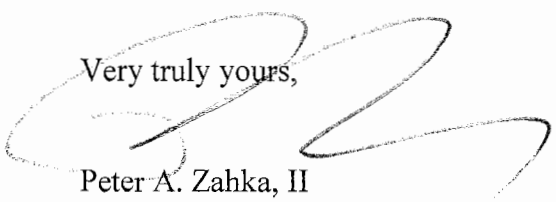
Dear Honorable Board:

Relative to the Environmental Impact and Design Review for the above entitled matter, enclosed please find the following:

1. One (1) original and ten (10) copies of Application for Hearing and Project Narrative;
2. Seven (7) reduced size (11" x 17") and four (4) full sized (24" x 36") copies of the plan entitled "Site Plan –Temporary Location of Blue Hart Tavern, 9 School Street, Westwood, Massachusetts", dated April 7, 2016, revised through April 28, 2016, prepared by Norwood Engineering Company, Inc.;
3. Filing Fee in the amount of \$750.00.

Please file the same on my behalf. Thank you.

Very truly yours,

  
Peter A. Zahka, II

PAZ/cs  
enc.

cc: Westwood Town Clerk

**WESTWOOD PLANNING BOARD APPLICATION FOR HEARING**

1. Requested Approval(s):  
Environmental Impact and Design Review; Waivers from Sections 7.3.7.1 - 7.3.7.7
  
2. Brief Narrative of Proposal:  
See Attached  

2016 APR 28 P 12: 211

TOWN CLERK  
TOWN OF WESTWOOD
  
3. Address/Location of Property Subject to Hearing:  
9 School Street, Westwood, MA
  
4. Assessor's Map and Parcel Number(s): 23-161
  
5. Size of Parcel: 26, 367 s.f.
  
6. Name of Applicant: Petruzziello Properties, LLC  

Town of Westwood  
Planning Department  
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7. Applicant's Mailing Address:  
21 Eastbrook Road, Dedham, MA 02026
  
8. Applicant's Telephone: (H) \_\_\_\_\_ (W) 781-329-6100
  
9. Applicant's E-Mail Address: GP@Supremecompanies.com
  
10. Applicant is: Owner  Tenant  Licensee  Prospective Purchaser  Other
  
11. Name of Property Owner(s):  
Petruzziello Properties, LLC
  
12. Property Owner's Mailing Address:  
21 Eastbrook Road, Dedham, MA 02026
  
13. Deed Recorded in: Norfolk
  - a. County Registry of Deeds, Book 33427 Page 352
  - b. Registry District of the Land Court, Certificate Number \_\_\_\_\_  
Page \_\_\_\_\_ Book \_\_\_\_\_

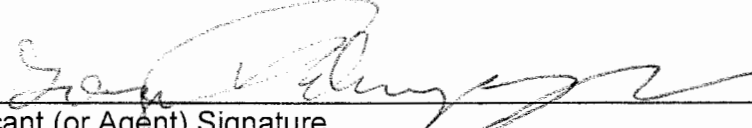
14. Has any Application ever been filed with the Planning Board regarding this Property?

Yes, When? \_\_\_\_\_  
 No

15. Has the Lot been surveyed by a Registered Land Surveyor?

Yes, When? \_\_\_\_\_  
 No

The Applicant hereby requests a public hearing before the Westwood Planning Board and consents to pay for the cost of all legal advertisements required by the Zoning Bylaw and/or Planning Board Rules and Regulations, which will be billed directly to the Applicant by the newspaper at a later date. The Applicant also consents to pay for all costs required pursuant to applicable sections of the Westwood Zoning Bylaw and/or Planning Board Rules and Regulations, unless expressly waived by the Planning Board, including all project review fees, inspection fees, and costs associated transcription, in addition to all other fees, expenses and costs in connection with the Planning Board's review and evaluation of this Application.

Signed:   
Applicant (or Agent) Signature

Petruzziello Properties, LLC By: Giorgio Petruzziello, President  
Printed Name of Applicant

Signed:   
Property Owner(s) of Record Signature(s)

Petruzziello Properties, LLC By: Giorgio Petruzziello, President  
Printed Name(s) of Property Owner(s) of Record

Date: \_\_\_\_\_

Payments Received: Application Fee: \$ \_\_\_\_\_

Project Review Fees: \$ \_\_\_\_\_  
(if applicable)

Inspection Fees: \$ \_\_\_\_\_  
(if applicable)

Other Fees: \$ \_\_\_\_\_  
(if applicable)

**APPLICANT:  
Petruzziello Properties, LLC**

**PROPERTY:  
9 School Street, Westwood (Islington)**

**PROJECT NARRATIVE**

***I. INTRODUCTION/GENERAL OVERVIEW OF PROJECT***

Petruzziello Properties, LLC, (hereinafter referred to as the “Applicant”) proposes to temporarily relocate the building known as the Blue Hart Tavern from its current location at 317 Washington Street, Westwood (Islington), MA to Applicant’s property at 9 School Street, Westwood (Islington), MA (hereinafter referred to as the “Subject Property”). Recently, the Westwood Planning Board approved an FMUOD Special Permit for a mixed-use building at Applicant’s property at 301-323 Washington Street, Westwood, MA. Applicant has submitted this application for Environmental Impact and Design Review (EIDR) in accordance with enumerated Condition No. 6 of the Planning Board’s Decision relating to that project which provides as follows:

The Applicant shall make best efforts and considered all options to preserve the historic Blue Hart Tavern building which is currently located at 317 Washington Street. The Applicant shall cause the building to be moved to Applicant’s 9 School Street property for temporary storage, following receipt of an EIDR Approval for 9 School Street, which shall be obtained prior to the issuance of building permits for the project site. If despite Applicant’s best efforts a permanent solution acceptable to the Planning Board and Historic Commission is not found within nineteen (19) months from the date of this Decision, the Applicant shall appear before the Planning Board to discuss Applicant’s efforts and final disposition of the Blue Hart Tavern. If it is ever agreed that the Blue Hart Tavern is to be demolished, the Historic Commission and Planning Board shall be provided thirty (30) days to document the property, including photographs of the building interior.

The Subject Property is shown on Westwood Assessors’ Map 23, Lot 161, and is located in the Single Residence A Zoning District. The Subject Property has a land area of approximately 23,372 square feet, with approximately 110.20 feet of frontage on School Street. The Subject Property is currently occupied by single-story commercial building with a floor area of approximately 1,705 (gross) square feet.

Applicant proposes to temporarily relocate the Blue Hart Tavern building on a portion of the Subject Property that is currently wooded. In order to accommodate the building, Applicant will be required to remove trees and vegetation and to construct a gravel access area. A 20 foot buffer strip to the residential property at 21 School Street will be maintained in its natural condition. There will be no disturbance or revisions to the current pave parking area serving the existing commercial building on the Subject Property. Inasmuch as the relocation is “temporary” and there will be no use of the Blue Hart Tavern while in such “storage” no additional parking is required or proposed.

## ***II. WAIVER REQUESTS***

Applicant has submitted a site plan of the Subject Property depicting existing conditions and the location of the temporary storage location of the Blue Hart Tavern. Otherwise Applicant requests a waiver from the submittal requirements under Section 7.3.7 of the Westwood Zoning By-Law including but not limited to those required under Sections 7.3.7.1 - Section 7.3.7.7 (as the same are not applicable to this Project).

## ***II. ENVIRONMENTAL IMPACT AND DESIGN STANDARDS***

Inasmuch as this Project is for the temporary storage and preservation of an existing dwelling, Applicant submits that the majority of the Impact and Design Standards are not applicable. Specifically, Applicant addresses the various Standards as follows (all references are to the Westwood Zoning By-Law):

### **7.3.8.1 Preservation of Landscape:**

Applicant proposes to remove the minimal amount of trees necessary to allow for the building to be safely relocated to the Subject Property. A full 20 foot buffer to the abutting residential property will be preserved.

### **7.3.8.2 Relation of Buildings to Environment**

The Blue Hart Tavern is an existing structure and is proposed to be relocated to the Subject Property without alteration. The purpose of the Project is to relocate (temporarily) and preserve the building until such time as a permanent solution for the same is agreed upon the Town of Westwood.

### **7.3.8.3 Open Space**

The Project only involves the relocation and temporary storage of an existing building.

### **7.3.8.4 Circulation, Traffic Impact and Alternative Means of Transportation**

There is no parking, walkways or other similar amenities associated with Blue Hart Tavern building. The existing parking lot serving the existing commercial building shall remain unchanged by this Project.

### **7.3.8.5 Stormwater Drainage and Erosion Control**

A compost sock and construction fence shall be erected around the limit of work.

#### **7.3.8.6 Advertising Features**

No signs or other outdoor advertising structures or features are proposed as part of this Project.

#### **7.3.8.7 Special Features**

No storage areas (with the exception of the building itself), exposed machinery installations, service areas, truck loading areas or utility buildings are proposed as part of this Project. There will be a 20-foot buffer between the Blue Hart Tavern building and the abutting residential property.

#### **7.3.8.8 Safety**

A compost sock and construction fence will be erected around the limit of work. The Blue Hart Tavern will not be utilized during this temporary storage period.

#### **7.3.8.9 Heritage**

Applicant is unaware of any buildings on the Subject Property which are on the Massachusetts Register of Historic Places. In addition, the Subject Property is not located within a designated Historic District. Applicant recognizes the potential historic significance of the existing building at 317 Washington Street. This hip-roofed Colonial building was formerly the Blue Hart Tavern operated by Jeremiah Dean in 1741 and retains many of its original architectural features. The Project is the initial step in preserving the building pending development of a final resolution agreeable to the Town.

#### **7.3.8.10 Microclimate**

Inasmuch as this Project involves the temporary storage of an existing building, the same will not have any adverse impact on light, air and water resources or on noise and temperature levels of the immediate environment.

#### **7.3.8.11 Energy Efficiency**

The Blue Hart Tavern will be temporary relocated to but will not be used at the Subject Property. There is otherwise no new construction. Therefore, energy efficient technology is not applicable.

#### **7.3.8.12 Detrimental Effects**

The Project involves the temporary storage of an existing building but not the use of the same. Therefore, the same will not be detrimental to the health, safety, or welfare of the neighborhood by reason of danger of fire or explosion, environmental pollution, corrosion, toxic or noxious fumes, gas, smoke, soot, dust, odors, noise or vibrations, or other hazards.

#### **7.3.8.13 Nearby Properties**

See 7.3.8.12 above. Also note that there a 20 foot buffer will be maintained to the abutting residential property.

**7.3.8.14 Specific Standards for High and Washington Street**

No new buildings are proposed.

**7.3.8.15 Air Quality**

The Project does not involve any use whose emissions are classified as a major new stationary source of Air Pollution under the Clean Air Act or any use required to file with Massachusetts DEP or the EPA under the Clean Air Act.

**7.3.8.16 Plants and Animals**

The proposed clearing of the Subject Property and the location for the storage of the Blue Hart Tavern are on the edge of an existing paved parking lot. Applicant is unaware of any wildlife habitat or endangered or threatened plant species in these locations.

**7.3.8.17 Vibration**

The Project involves temporary storage of a building which shall not produce vibrations.

**7.3.8.18 Electrical Disturbances**

There are no EMF emissions involved with this Project.

**7.3.8.19 Historic and Archaeological Sites**

There are no historical or archaeological significant structures on the Subject Property.

**7.3.8.20 Solid Waste**

Applicant will properly dispose of all trees and tree stumps which are required to be removed in order to relocate the Blue Hart Tavern to the Subject Property. No other construction related activities are contemplated.

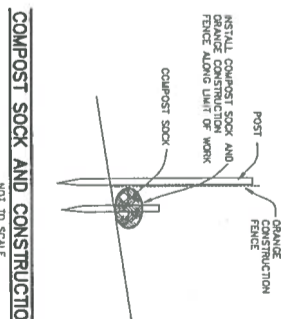
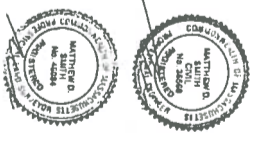
**7.3.8.21 Water Quality**

The Subject Property is not in the Water Resource Overlay Protection District.



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Town Of Westwood  
Planning Department  
OWNER / APPLICANT:  
PETRUZZELLO PROPERTIES, LLC  
c/o GIORGIO PETRUZZELLO  
21 EASTBROOK ROAD  
DEEDHAM, MA 02026  
(DEED BK 33427 PG 352)



COMPOST SOCK AND CONSTRUCTION FENCE  
NOT TO SCALE

TOWN CLERK  
2016 APR 28 P 12: 26

DATE	REVISIONS
4/28/2016	OWNER / DEED REF.



Norwood Engineering Company, Inc.  
Consulting Engineers, Land Surveyors  
1410 ROUTE ONE, NORWOOD, MA 02062  
TEL (781)762-0145 FAX (781)762-8595

**Norwood Engineering**

**SITE PLAN**  
**TEMPORARY LOCATION FOR**  
**BLUE HEART TAVERN**  
**9 SCHOOL STREET**  
**WESTWOOD, MASSACHUSETTS**  
SCALE: 1" = 20'  
April 7, 2016



SF

**277A**

28-157  
17000 SF

**277-283**

28-163  
29947 SF

28-158  
25500 SF

28-159  
7500 SF

**21**

28-161  
26867 SF

**9**

28-162  
276 SF

**291-295**

ISLINGT  
COMMUN

FT

15 FT

15 FT

35 FT

15 FT

14 FT

SCHOOL ST

SCHOOL ST

