

WESTWOOD PLANNING BOARD APPLICATION FOR HEARING

1. Requested Approval(s): Interior & Exterior renovations

2. Brief Narrative of Proposal: We are proposing exterior & interior renovations. On the exterior, we would like to replace windows on one side & install windows on 2 sides including a new front entrance on street side and an exterior door for mechanical / electrical room.

3. Address/Location of Property Subject to Hearing: On interior, offices for a CPA Firm. 20 Southwest Park, Westwood, MA 02090

4. Assessor's Map and Parcel Number(s): 17 062

5. Size of Parcel: 43,430 sqft

6. Name of Applicant: 20 SWP LLC

7. Applicant's Mailing Address: C/O Richard Lee
80 Arlo Rd
Newton MA 02464

8. Applicant's Telephone: (H) _____ (W) _____

9. Applicant's E-Mail Address: _____

10. Applicant is: Owner Tenant ___ Licensee ___ Prospective Purchaser ___ Other ___

11. Name of Property Owner(s): 20 SWP LLC, Richard Lee & Mary Lynn Lee-Tom Trustees

12. Property Owner's Mailing Address: Same as Applicant

13. Deed Recorded in:
a. County Registry of Deeds, Book 33187 Page 366
b. Registry District of the Land Court, Certificate Number N/A
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? 12/7/2015
 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

Richard H. Lee

Printed Name of Applicant

Signed:

Property Owner(s) of Record Signature(s)

Richard Lee, trustee of 20 SWP LLC

Printed Name(s) of Property Owner(s) of Record

Date:

1/5/2016

Payments Received: Application Fee:

\$ 750⁰⁰

Project Review Fees:
(if applicable)

\$ _____

Inspection Fees:
(if applicable)

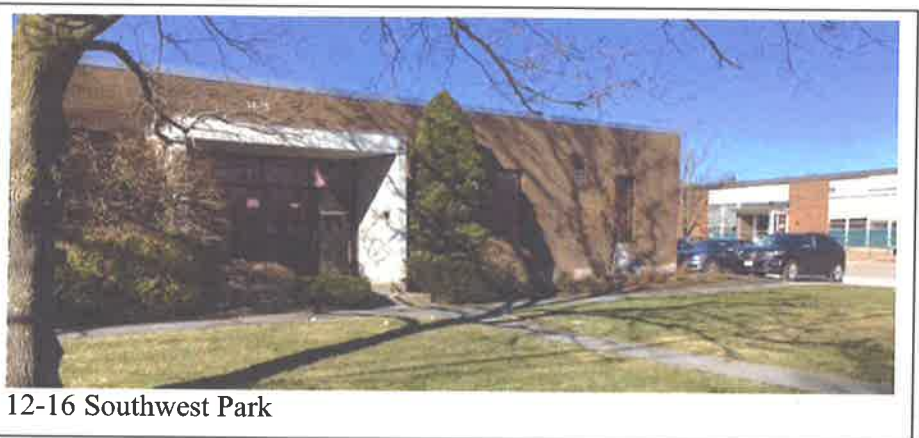
\$ _____

Other Fees:
(if applicable)

\$ _____



20 Southwest Park



12-16 Southwest Park



15 Southwest Park



22-30 Southwest Park



21-25 Southwest Park

ADDENDUM TO WESTWOOD PLANNING BOARD
APPLICATION FOR HEARING

NARRATIVE

We purchased this single story, 15,552 sq ft commercial property located at 20 Southwest Park, Westwood, MA in June 2015. The building was built in 1961 and basically, has not been updated since. Our current tenant is vacating the premises in Jan 2016. We would like to move my offices (CPA Firm) to approximately 5,000 sq ft while trying to lease out the rest of the building (10,552 sq ft). Thus, we are proposing exterior and interior renovations to update and match the other existing buildings on the street. Please note that we are not changing the footprint of the property.

There are currently trees and bushes alongside the front and one side of the building. At the moment, we have no intentions on doing anything with the landscaping other than building walkways and possibly new bushes in the front to make it feel warmer and more inviting appropriate for a front entrance. There are currently flood lights around all sides of the building. I will replace with LED lighting and add additional lighting where needed.

On the exterior of the building, we would like to update and replace the existing old single pane windows on one side of the building with more current insulated dual pane glass. We also intend on taking down the exterior vestibule and creating an interior vestibule. On the front of the building, we would like to create a front entrance and walkway in addition to several new windows. This would help for health and safety egress as we divide the building into separate units. The third side will have 3 new windows installed in addition to an exterior door for access to the mechanical and electrical room.

On the interior, we are planning to renovate approximately 5,000 sq ft of typical office space for my CPA Firm.

Since we are planning only minor changes and basic updating to the exterior of an existing building, we respectfully request a waiver from an exterior lighting plan, a traffic study, and a presentation model.

On a side note, I am currently negotiating with a new tenant, Futures Behavior Therapy Center. If confirmed, they are asking for a small outdoor play area (15x30 ft) located in the back of the building as noted in the proposed survey. There are currently 48 marked parking spaces, not including an inactive dock area which we are proposing to add 3 more parking spaces for a total of 51 spaces. If Futures leases approximately 10,552 sq ft, the small playground would eliminate 3 parking spaces to bring it back down to 48 total parking spaces. Here is a brief narrative of their organization:

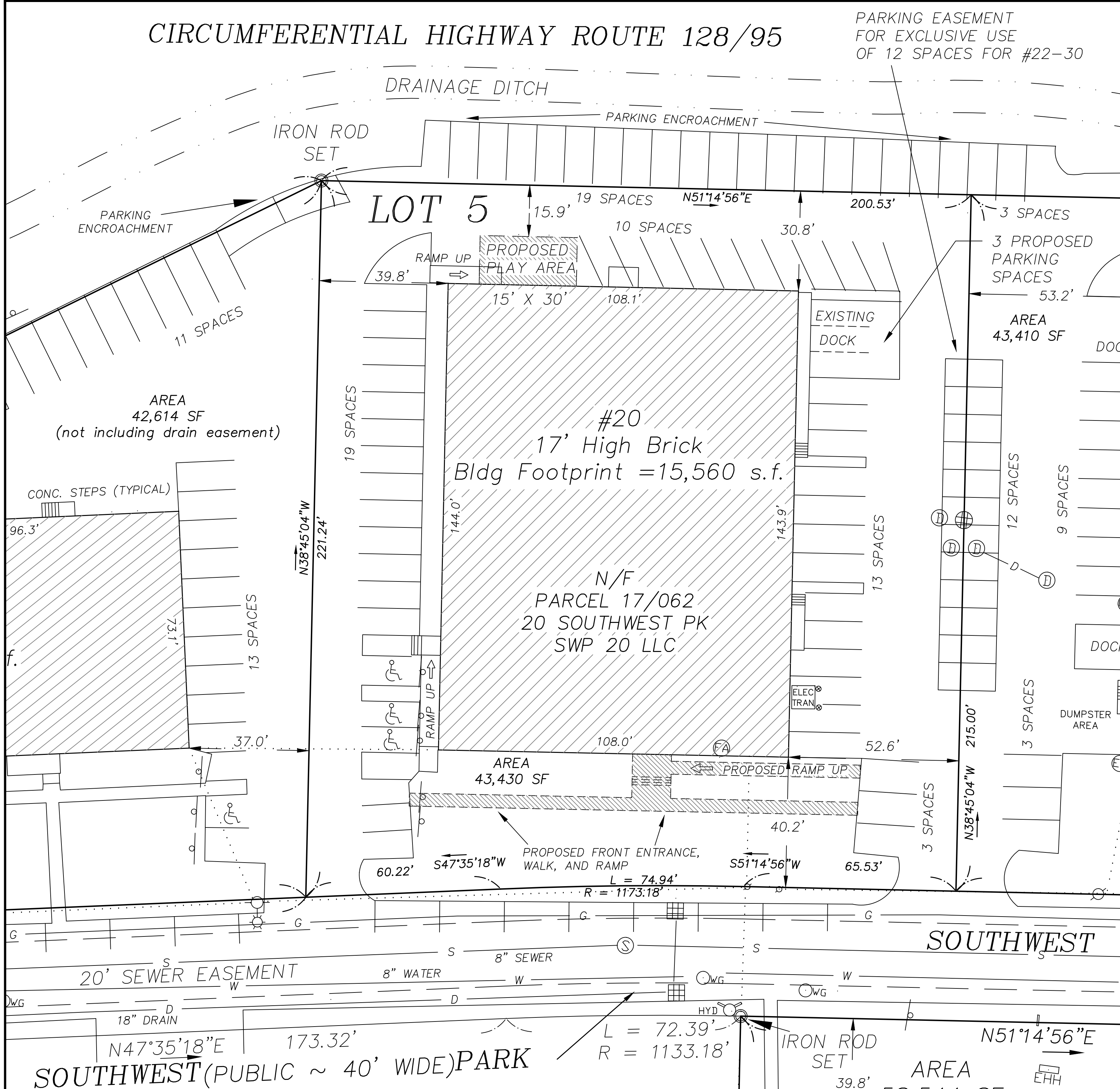
Futures Behavior Therapy Center ("Futures") was founded in April 2006 with the mission of providing quality and individualized treatment to children with Autism Spectrum Disorders. By collaborating with families, educators and medical clinicians, we strive to build better "futures" for the child and their families, helping them reach their fullest potential and enabling them to live more productive and independent lives. Our center operates 8:30 AM to 5:30 PM. Our staff arrives at the center at 8:00 AM. Families drop their children at the center anywhere between 8:00 AM and 8:30 AM. Our children, who are here for a half day of services, leave the center at 2:30 PM. At 2:30 PM we continue our services to the children who stay on for the whole day, along with children who come to

the center for afternoon services to help improve social, speech and OT skills.

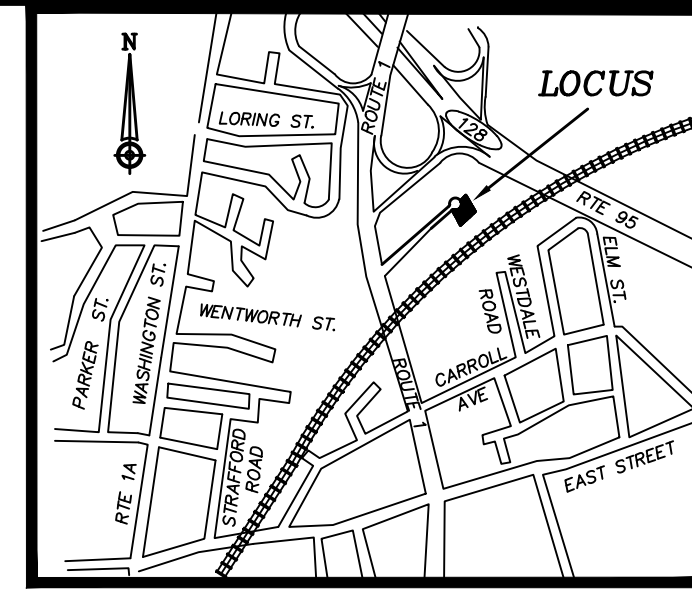
The new Futures BTC that would be located in Westwood would start with a staff of 15 to serve 30 families. Our center would mirror the center in Beverly, MA and operate between 8:30 AM to 5:30 PM.

The current Futures is located in the Cummings Center in Beverly, MA. The Cummings Center is home to over 400 businesses including salons, doctor's offices, childcare facilities, occupational therapists, speech therapists and many more.

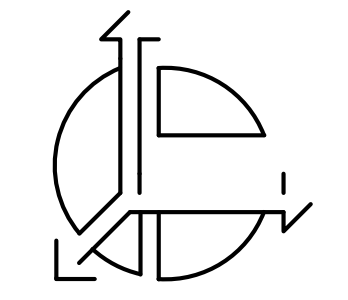
CIRCUMFERENTIAL HIGHWAY ROUTE 128/95



PARKING EASEMENT FOR EXCLUSIVE USE OF 12 SPACES FOR #22-30



R.E. Cameron & Associates, Inc.
LAND SURVEYORS - CIVIL ENGINEERS
681 WASHINGTON STREET
NORWOOD, MA 02062
(781) 769-1777 Fax (781) 769-8644



The property shown lies within ZONE AE & ZONE X (Flood Hazards) as shown on FLOOD INSURANCE RATE MAP for the TOWN OF WESTWOOD COMMUNITY 255225 PANEL NUMBER 181E WITH EFFECTIVE DATE OF JULY 17, 2012

LEGEND

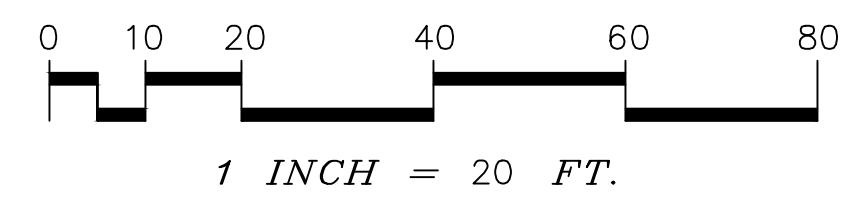
	AREA DRAIN
	BOLLARD
	CATCH BASIN
	CHAIN LINK FENCE
	CONCRETE LIGHT POLE
	DRAIN MANHOLE
	ELECTRIC HANDHOLE
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	FLAGPOLE
	GAS GATE
	GAS METER
	HYDRANT
	NIGHT LIGHT
	METAL LIGHT POLE
	OVERHEAD WIRES
	PARKING METERS
	PEDESTRIAN LIGHT POLE
	ROOF DRAIN
	SEWER MANHOLE
	SIGNS
	STOCKADE FENCE
	STONE WALL
	TELEPHONE MANHOLE
	TRAFFIC LIGHT POLE
	TRAFFIC CONTROL BOX
	UNDERGROUND UTILITIES
	DRAIN
	ELECTRIC
	GAS
	SEWER
	TELEPHONE
	WATER
	TV
	COMMUNICATION
	WATER CONTROL VALVE
	WATER GATE
	WOOD UTILITY POLE
	WOOD UTILITY POLE W/LIGHT
	WROUGHT IRON FENCE

SCALE: 1"=40' DATE: 12/7/15
DRAWN BY: SLS MATH: SLS19/16
JOB NUMBER: 3586 CHECKED BY:
COUNTY: NORFOLK

TITLE:
PLOT PLAN
#20 SOUTHWEST PARK
WESTWOOD, MASS.

NOTES:

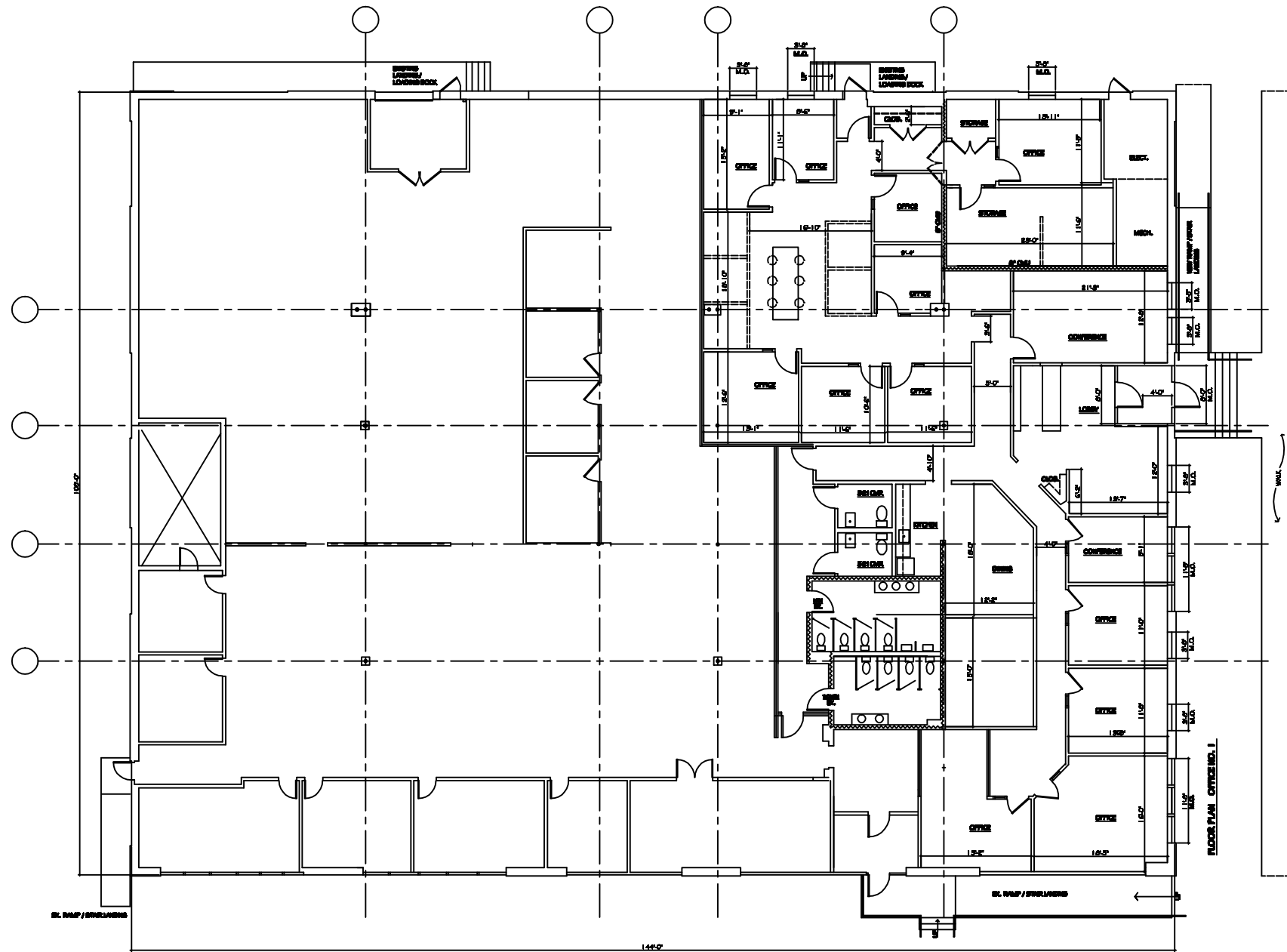
ZONE CLASSIFICATION ~ HB ~ HIGHWAY BUSINESS FMU0D2 ~ FLEXIBLE MULTIPLE USE OVERLAY DISTRICT 2 WIRELESS COMMUNICATION OVERLAY DISTRICT	ZONE CLASSIFICATION ~ HB ~ HIGHWAY BUSINESS FMU0D2 ~ FLEXIBLE MULTIPLE USE OVERLAY DISTRICT 2 WIRELESS COMMUNICATION OVERLAY DISTRICT	ZONE CLASSIFICATION ~ HB ~ HIGHWAY BUSINESS FMU0D2 ~ FLEXIBLE MULTIPLE USE OVERLAY DISTRICT 2 WIRELESS COMMUNICATION OVERLAY DISTRICT
REQUIRED	EXISTING #20 SOUTHWEST PARK	PROPOSED #20 SOUTHWEST PARK
MINIMUM LOT AREA = 10,000 S.F. MINIMUM FRONTAGE = 100' MINIMUM LOT WIDTH = 100' MAXIMUM BUILDING COVERAGE = 50% MINIMUM FRONT YARD SETBACK = 50' MINIMUM SIDE YARD SETBACK = 15' MINIMUM REAR YARD SETBACK = 15' MAXIMUM IMPERVIOUS SURFACE = 80% MAXIMUM BUILDING HEIGHT = 39' PARKING REQUIRED = 1 SPACE FOR 333 S.F. FLOOR AREA OR 47 SPACES	LOT AREA = 43,430 S.F. FRONTAGE = 200.69' LOT WIDTH = 200.53' BUILDING COVERAGE = 35.8% FRONT YARD SETBACK = 40.2' SIDE YARD SETBACK = 39.8' REAR YARD SETBACK = 30.8' IMPERVIOUS SURFACE = 84% BUILDING HEIGHT = 17' PARKING SPACES = 48 PLUS 19 OVER PROPERTY LINE	LOT AREA = 43,430 S.F. FRONTAGE = 200.69' LOT WIDTH = 200.53' BUILDING COVERAGE = 35.8% FRONT YARD SETBACK = 40.2' SIDE YARD SETBACK = 39.8' REAR YARD SETBACK = 30.8' IMPERVIOUS SURFACE = 86% BUILDING HEIGHT = 17' PARKING SPACES = 48 PLUS 19 OVER PROPERTY LINE



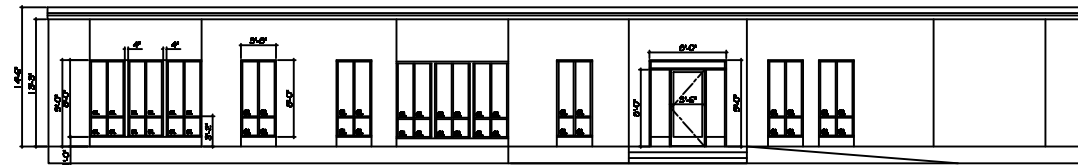
3586-20B

Revisions		
No.	Date	Description

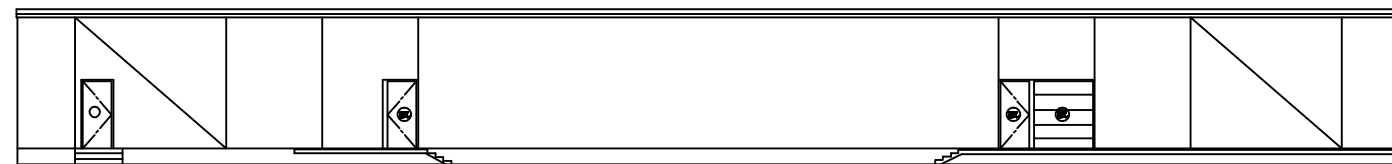
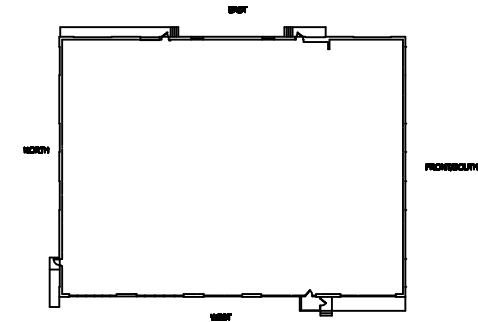
SHEET NUMBER:



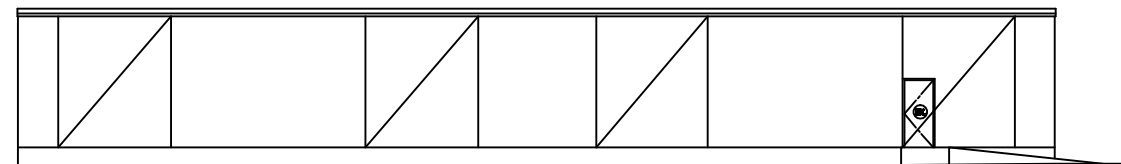
EXISTING FLOOR PLAN and NEW OFFICE LAY OUT
 SCALE: 1/8" = 1'-0"



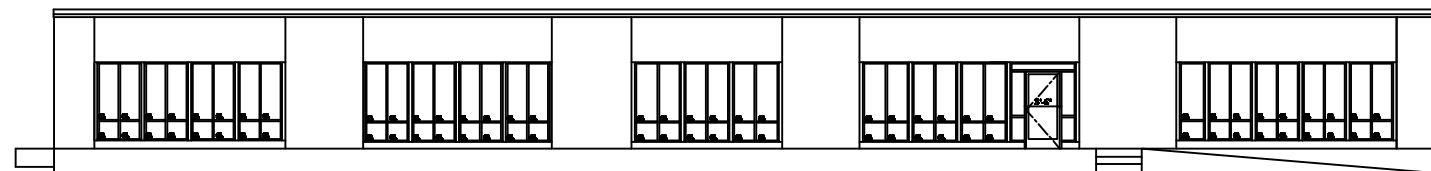
PROPOSED BUILDING ELEVATION (FRONT/SOUTH)
SCALE: 1/8" = 1'-0"



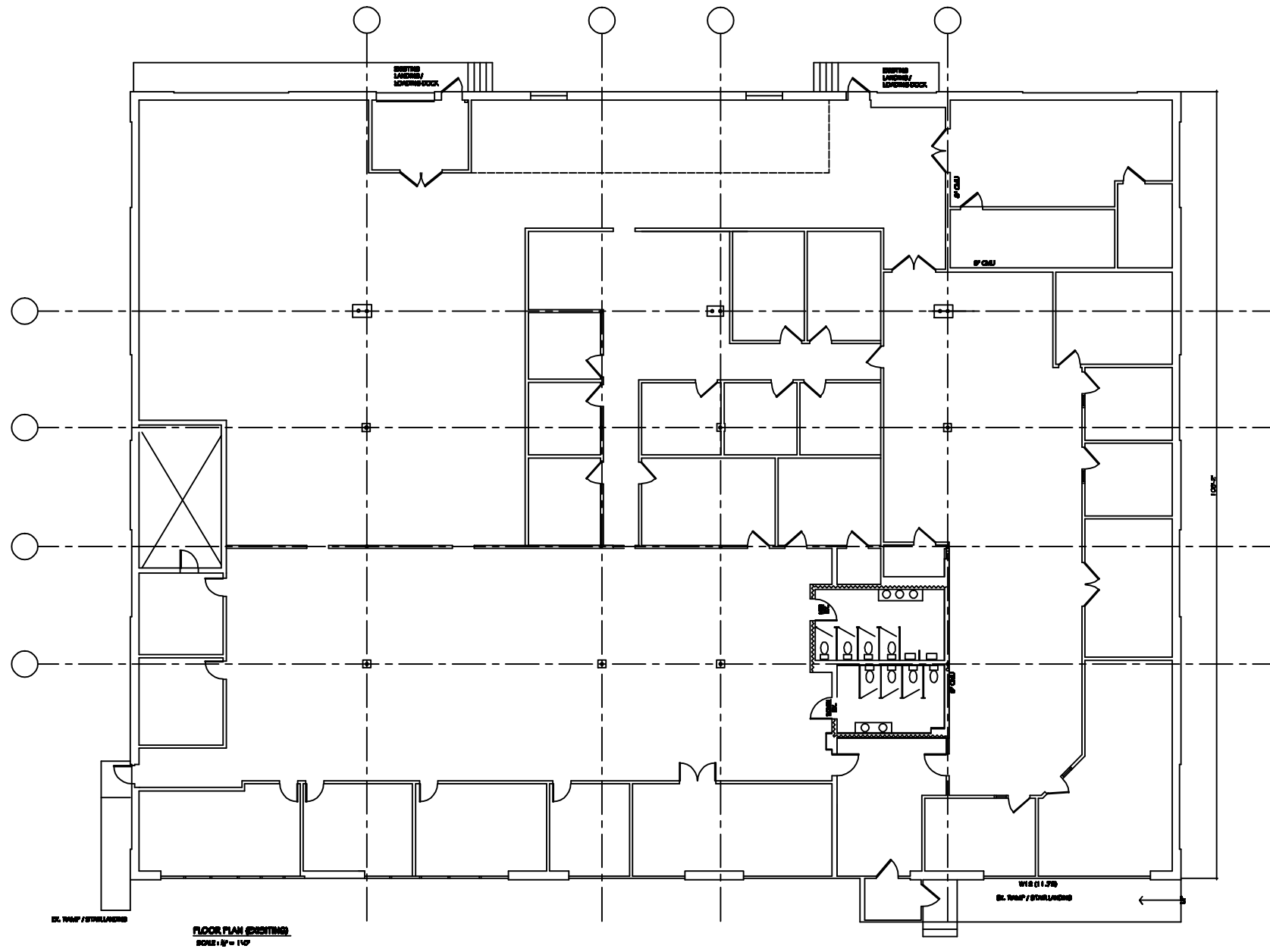
PROPOSED BUILDING ELEVATION (EAST)
SCALE: 1/8" = 1'-0"

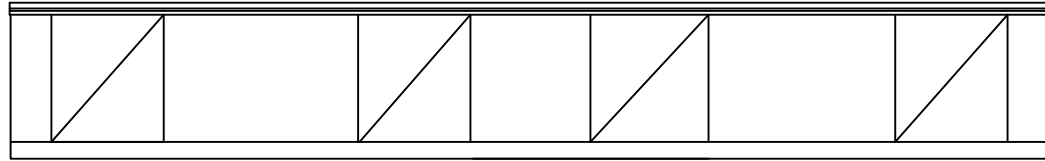


PROPOSED BUILDING ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

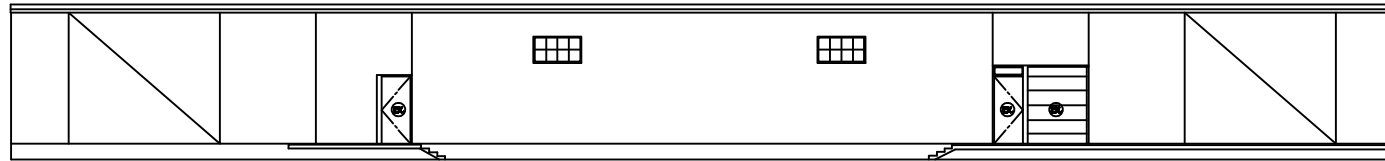


PROPOSED BUILDING ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

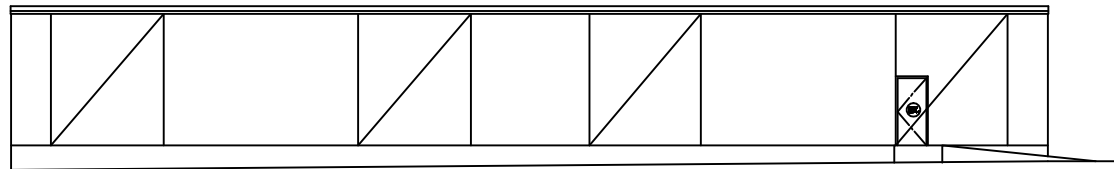




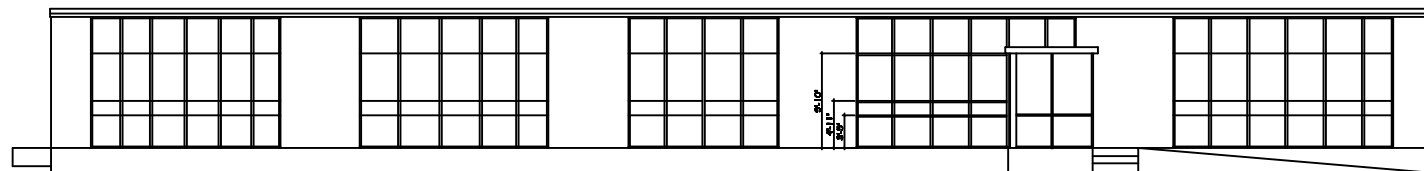
EXISTING BUILDING ELEVATION (FRONT / SOUTH)
SCALE: 1/8" = 1'-0"



EXISTING BUILDING ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



EXISTING BUILDING ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"



EXISTING BUILDING ELEVATION (WEST)
SCALE: 1/8" = 1'-0"

