

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**DECISION OF THE PLANNING BOARD
LIMITED ENVIRONMENTAL IMPACT AND DESIGN REVIEW**

APPLICANT: St. Mark of Ephesus Orthodox Cathedral
340 Clapboardtree Street
Westwood, MA 02090

PROPERTY OWNER: St. Mark of Ephesus Orthodox Cathedral
340 Clapboardtree Street
Westwood, MA 02090

PROPERTY LOCUS: 340 Clapboardtree Street
Westwood, MA 02090
Assessor's Map 21, Lot 064

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to construct a new entrance on the west side of the building at 340 Clapboardtree Street, Westwood, MA 02090 also known as Assessor's Map 21, Lot 064. The Applicant proposes to construct a new rear entrance with a handicap accessible ramp, install four wall scones at the new entrance, and modify the parking lot to provide two new accessible parking spaces. The project also proposes removal of the cupola and installation of a new roof. Other site improvements include the construction of a new walk from the parking lot to the door, a dumpster with an enclosure, a six foot stockade fence on the west side of the new accessible parking spaces, a landscape screen along the northerly edge of the property and four new trees.

The property is located in the Single Residence E (SRE) zoning district and the Wireless Communications Overlay District (WCOD). The proposed exterior renovations were subject to a Limited Environmental Impact and Design Review (EIDR), pursuant to Section 7.3 and the Section 7.3.3 [Exempt Uses] of the Westwood Zoning Bylaw.

STATEMENT OF FINDINGS

PROCEDURAL FINDINGS:

After having reviewed all the plans and reports filed by the Applicant and its representatives and having considered the technical analysis, supplemental information provided during the course of the public hearing, correspondence and testimony from representatives from various boards and commissions and departments within the Town of Westwood and from

all other interested parties, the Town of Westwood Planning Board makes the following procedural findings and project findings:

1. On February 4, 2019, an application was filed by or on behalf of St. Mark of Ephesus Orthodox Cathedral, pursuant to Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application").
2. Pursuant to M.G.L. Chapter 40A, Section 9 and 11 and the applicable provisions of the Westwood Zoning Bylaw and the Rules and Regulations of the Westwood Planning Board (hereinafter "Rules and Regulations"), the Planning Board caused notice of the public hearing to be published in the *Westwood Press*, a newspaper of general circulation in Westwood, on February 8, 2019 and February 15, 2019. Notice of the public hearing was posted in the Westwood Town Hall commencing on February 4, 2019, and continuing through the opening of the public hearing on February 26, 2019. Said notice of the public hearing was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on February 4, 2019.
3. The Planning Board provided copies of the Application to other Town of Westwood boards and commissions, departments and officials including, but not limited to, the Board of Health, Board of Selectmen, Building Commissioner, Conservation Commission, Department of Public Works, Fire Chief, Police Chief, Town Engineer, Historical Commission, and Pedestrian and Bicycle Safety Committee on February 4, 2019.
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Section 9 and 11, the public hearing on the Application commenced on February 26, 2019, in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts. On February 26, the Board voted to continue the hearing to March 12, 2019 and on March 12, continued the public hearing to March 19, 2019. The Planning Board closed the public hearing on March 19, 2019.
5. Westwood Planning Board Members David L. Atkins, Brian D. Gorman, Christopher A. Pfaff, Deborah J. Conant, and Michael L. McCusker deliberated on the Application at a duly authorized meeting on March 19, 2019.

PROJECT FINDINGS:

1. The subject property consists of approximately 2.61 acres located at 340 Clapboardtree Street and is shown as Map 21, Lot 064 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. Presently, the project site contains St. Mark of Ephesus Orthodox Cathedral and parking area.
3. The Applicant proposes to construct a new rear entrance with a handicap accessible ramp, install four wall scones at the new entry, and modify the parking lot to provide two new ADA compliant accessible parking spaces on the west side of the building at 340 Clapboardtree Street, Westwood, MA 02090. The project also proposes removal of

the cupola and solar and installation of a new roof. Other site improvements include the construction of a new walk from the parking lot to the door, a dumpster with an enclosure, a six foot stockade fence on the west side of the new accessible parking spaces, a landscape screen along the northerly edge of the property and four new trees.

4. The Project Site is located within the Single Residence E (SRE) zoning district. The proposed exterior renovations are subject to Environmental Impact Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw. The project is subject to a Limited EIDR review under Exempt Uses Section 7.3.3 of the Zoning Bylaw.
5. The Project, as modified by the Conditions of this Decision, will not be detrimental to the Town or to the general character or visual appearance of the surrounding properties, and will be consistent with all applicable standards set forth in Section 7.3.8 of the Westwood Zoning Bylaw.

WAIVERS:

The Planning Board considered requests for the specific waivers listed below, and determined that such waivers will result in a substantially improved project; that such project will otherwise meet the performance and design standards set forth in this Section; and that such waivers will pose no substantial detriment to any adjacent property or proximate neighborhood, and will not nullify or substantially derogate from the intent or purpose of the Westwood Zoning Bylaw. On March 19, 2019, the following waivers are hereby granted by the Planning Board:

1. The Board waived the application filing fee for the Applicant because the Applicant is a non-profit use.
2. The Board voted to waive the strict requirement of Section 7.3.7.2 for the exterior lighting plan. Applicant is proposing to add four new wall scones to the rear of the building at the new entrance. The Board waived this requirement after review of the light specification of the wall scones (SLIM26/D10 RAB Outdoor Specification), and that the new lights are designed to be turned off when not in use.
3. The Board voted to waive the strict requirement of Section 7.3.7.3 for a traffic study because no increase is projected with this project.
4. The Board voted to waive the strict requirement to provide a site plan that includes the full property details including all paved areas, parking, existing trees, topography, utilities as required by Section 7.3.3.1 of the Zoning Bylaw. The Board finds that the submitted plot plan and architectural drawings are adequate for review of this project.
5. The Board voted to waive the strict requirement for a storm drainage report including drainage calculations for runoff required by Section 7.3.7.1.6 of the Zoning Bylaw. Applicant has provided an estimate for disturbance and is over 5,000 sq. ft.

of disturbance. Over 5,000 sq. ft. requires a land disturbance stormwater review with the conservation agent. The Board finds a measurable increase in stormwater runoff is not anticipated with this project and the existing soils are rates as "D" soils which are not conducive for infiltration.

6. The Board voted to waive the requirement for a presentation model under Section 7.3.7.7 of the Zoning Bylaw. The perspectives provided are adequate to visualize the proposed project.
7. The Board voted to waive the strict requirements of Zoning Bylaw Section 6.1.19.1.2 [Perimeter Planting Areas] requiring a minimum of a 5 ft. wide planting area adjacent to the two accessible spaces proposed along the northerly property line. The Board finds the proposal for a six foot high stockade fence on the north side of the accessible spaces to be acceptable.

DECISION:

On March 19, 2019, the Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a vote of five (5) in favor and none (0) opposed, hereby **grants** Limited Environmental Impact and Design Review Approval pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor filed in the office of the Town Clerk on February 4, 2019 and all material submitted through March 19, 2019, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

1. Except as modified by the Conditions and Findings hereof, the Project shall comply with the Project Plans as revised through March 7, 2019 in all respects and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. Applicant shall make the new walkway from the parking area to the new entrance ADA compliant by meeting the correct grade at no more than 5% maximum grade.
3. Applicant is responsible for filing a Land Disturbance Review with the Conservation Agent if more than 5,000 sq. ft. of land area is distributed under the Stormwater Bylaw.
4. The proposed landscape screen shall be evergreens eight (8) ft. in height at the time of planting and shall be approximately 6-8 ft. on center to provide an impervious screen. The diameter of the tree four new trees shall be 4 inches in width at the time of planting.
5. The dumpster shall be located in the enclosure provided and the gates shall be closed when not in use.

6. The existing kitchen shall be closed during construction, or appropriately protected from dust and debris, and inspected by the Health Division prior to use. Any alterations to the kitchen will review prior approval by the Health Division and Applicant responsible for filing application.
7. Applicant shall install a no parking sign and/or no parking pavement markings in front of the accessible ramp.
8. Applicant is responsible for applying to the Westwood Board of Health for a waste hauler permit if needed during construction.
9. An asbestos survey shall be conducted in compliance with DEP Asbestos Regulations and Application shall submit electronic copy of the survey to the building permit application.
10. Applicant shall hire a pest control company to inspect premises prior to construction and submit inspection report to the building department and board of health.
11. Applicant shall provide the required number of accessible spaces for the full parking lot.
12. Applicant shall update the plans revised through March 7, 2019 to include the paving detail to add the top course and gravel base for the sidewalk and paved areas.
13. A drainage outlet shall be provided at the downspout proposed at the end of the ramp to deflect water from pooling at the base of the accessible ramp.
14. The lights shall be designed to be on a timer or turned off an hour after the end of use/or close of business or an event.
15. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Planning Office and the Office of the Town Clerk on February 4, 2019. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application prepared by St. Mark of Ephesus Orthodox Cathedral, dated January 31, 2019 received by the Town Clerk and Planning Department on February 4, 2019.
2. Plan entitled "St. Mark of Ephesus Orthodox Cathedral New Entrance", prepared by Johnson Structural of 101 Huntoon Memorial Highway, Rochdale, MA 01542, and Gary Moyer Architect, Inc. of Uxbridge, dated –November 18, 2018, revised March 7, 2019.
3. Memorandum from BETA Group to Town Planner; dated February 21, 2019.
4. Electronic Mail from Nick Chacharon to Abigail McCabe, Sent: March 14, 2019.

5. Certified Plot Plan, prepared by HS&T Group, Inc., Project 340 Clapboardtreet St. Westwood, MA, dated February 6, 2019.
6. Light specification: RAB outdoor SLIM26/D10.

RECORD OF VOTE

The following members of the Planning Board voted on March 19, 2019 to grant Limited EIDR Approval for the abovementioned Project: David L. Atkins, Brian D. Gorman, Christopher A. Pfaff, Deborah J. Conant, and Michael L. McCusker.

The following members of the Planning Board voted in opposition to EIDR Approval for the abovementioned Project: None.



Abigail McCabe
Town Planner
April 8, 2019