

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

UNIVERSITY STATION MASTER DEVELOPMENT PLAN TOWN CLERK
UAMUD TOWN OF WESTWOOD

Background

The University Station Master Development Plan, prepared by Tetra Tech, was approved by Special Town Meeting on May 6, 2013, and previously modified by the Planning Board on April 11, 2017.

Project Summary

The Applicant submitted an application for a minor modification to the previously approved Master Development Plan, to modify the approved Master Development Plan by modifying the distribution of the office in retail space between two buildings shown in Development Area B. The previously approved building 1 is changing from 22,400 Sq. Ft. (11,200 Sq. Ft. retail and 11,200 Sq. Ft. office) to all office at 40,000 Sq. Ft. The previously approved building 2 is proposed to change from 73,500 Sq. Ft. office to 44,700 Sq. Ft. office and 11,200 Sq. Ft. retail. The total office space previously approved for buildings 1 and 2 was 84,700 Sq. Ft. and the total office space currently proposed is 84,700 Sq. Ft. and the retail space remains at 11,200 Sq. Ft. in the previously approved and proposed modification.

The only modification associated with this request is to redistribute the office and retail space between buildings one and two.

Findings

1. Traffic impacts are not anticipated with this Master Plan Development change.
2. No material changes are proposed and no fiscal impacts are expected.
3. The modification does not change the number of parking spaces (1,127 previously approved, 1,127 proposed with modified plan).
4. The total square foot of office and retail space does not change with this modification.
5. The Building Commissioner determined that the adjustments are considered de minimis, do not alter the overall character of the UAMUD, and do not trigger a full Minor Modification by the Planning Board as outlined in Section 9.7.12.12 A-G.

Based on the above findings, I hereby **approve** the proposed minor modification to the Master Development Plan prepared by Tetra Tech, revised through December 20, 2018 for the Modified Development Area B, pursuant to the last paragraph of Section 9.7.12.12 of the Zoning Bylaw.

Abigail McCabe, Town Planner

January 24, 2019