

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

Brian D. Gorman, Chair  
Deborah J. Conant, Vice Chair  
Christopher A. Pfaff, Secretary  
David L. Atkins  
William F. Delay



Abigail McCabe, Town Planner  
[amccabe@townhall.westwood.ma.us](mailto:amccabe@townhall.westwood.ma.us)  
(781) 251-2581

Karyn Flynn, Planning & Land Use  
Specialist  
[kflynn@townhall.westwood.ma.us](mailto:kflynn@townhall.westwood.ma.us)  
(781)-767-6344

**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL**  
**ADMINISTRATIVE ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)**  
**719 High Street**  
**August 2, 2019**

**APPLICANT:** Pia Ventola  
465 Clapboardtree Street  
Westwood, MA 02090

**PROPERTY OWNER:** High Street 109 Associates LP  
858 Washington Street, #309  
Dedham, MA 02026

**PROPERTY LOCUS:** 719, 725-745 High Street, Westwood, MA 02090  
Assessor's Map 14, Lot 157 & Lot 158

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to use the retail sales space in the building on the north portion of the lot for a ~200 sq. ft. photography studio at 719 High Street in Westwood, MA 02090. No exterior alteration other than signage is proposed with this application.

The property is located in the LBA (Local Business A) zoning district. Said facility use for personal service establishment is permitted in the LBA. The change of use from retail sales establishment to personal service establishment is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed change of use with no exterior alterations other than signage have been reviewed by the Building Commissioner and found to be minor in nature. As such, the proposed alterations are subject to Administrative EIDR review and approval by the Town Planner pursuant to Sections 7.3.6 of the Zoning Bylaw.

**STATEMENT OF FINDINGS**

After having reviewed all the plans and reports filed by the Applicants and their representatives, and having considered the technical analysis, and all supplemental information, the Town Planner makes the following findings:

1. On July 31, 2019, an application was filed by Pia Ventola, pursuant to Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application"). The Town Planner reviewed the application and considered it complete on July 31, 2019.
2. On July 31, 2019 the Application was forwarded to the Building Commissioner for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval pursuant to Section 7.3.6 of the Westwood Zoning Bylaw.

3. On August 1, 2019, the Building Commissioner determined that the proposed alterations were minor in nature, and that the Application would be subject to review and approval by the Town Planner pursuant to Sections 7.3.6 of the Zoning Bylaw.
4. The subject property consists of approximately ~46,174 SF located at 719, 725-745 High Street and is shown as Map 14, Lots 157 & 158 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property"). The proposed use is in the small building known as #719 High Street.
5. On August 18, 2015, the Planning Board approved an Environmental Impact & Design Review (EIDR) and Special Permit at this property for an orthodontist office use, exterior alterations related to the dentist office use, and parking lot alterations for shared parking at 54 Hartford Street. On September 1, 2017, the Town Planner approved an Administrative EIDR for the former bank use to locate in the main building and for an office expansion and barber shop in the main building at 725-745 High Street. In October 2018, the Town Planner approved an Administrative EIDR for a retail sales use in the ~200 sq. ft. space in the building at 719 High Street, in the former bank ATM space. No exterior changes are proposed.
6. The current application proposes a photographer's studio in the ~200 sq. ft. space, which is considered a personal service establishment use. Interior alterations are proposed, no exterior alterations other than signage is proposed.
7. The property is located in the LBA (Local Business A) Zoning District. The change of use from retail service establishment to personal service establishment is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw
8. The required number of parking spaces for the former bank use and the proposed retail use is the same at one space per 250 sq. ft. located at 719, 725-745 High Street.
9. 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 residential properties, and will be consistent with all applicable standards set forth in Section 7.3.8 of the Westwood Zoning Bylaw.

### **DECISION**

The Town Planner hereby submits an Administrative Environmental Impact and Design Review (EIDR) **Approval** pursuant to Sections 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor and the following related submissions filed by or on behalf of the Applicants in the Office of the Planning Board on July 31, 2019.

**Condition of Approval:**

Applicant is responsible for applying with the building department for any required permits such as an electrical and sign permit.



---

Abigail McCabe  
Town Planner    DATED: August 2, 2019