

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

ADMINISTRATIVE APPROVAL
ADMINISTRATIVE ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
115 Providence Highway
November 8, 2019

APPLICANT: Edward Riberio
3 New Industrial Way
Warren, RI 02885

RECEIVED

By Town Clerk at 10:26 am, Nov 12, 2019

PROPERTY OWNER: Carlos Andrade
250 Dan Road
Canton, MA 02021

PROPERTY LOCUS: 115 Providence Highway
Westwood, MA 02090
Assessor's Map 17, Lot 056

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to interior and minor exterior renovations to an existing commercial building that include: adding steel canopy to replace the existing fabric awning, façade improvements to the cornice and parapet, replace exterior lighting, and painting at 115 Providence Highway in Westwood, MA 02090. No other exterior alteration other than signage is proposed or approved with this application. The property is located in the Highway Business (HB) zoning district. Exterior alteration to an existing commercial building is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed alterations 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 October 28, 2019, an application was filed by Edward Eribeiro, 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 November 6, 2019.

2. On November 4, 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 November 8, 2019, the Building Inspector 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 .53 acres located at 115 Providence Highway and is shown as Map 17, Lots 056 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
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 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 October 28, 2019.

Conditions of Approval:

- 1) Applicant is responsible for applying with the building department for any required permits such as an electrical and a sign permit.
- 2) All non-security lighting shall be turned off an hour after the close of business.



Abigail McCabe
Town Planner DATED: November 8, 2019

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