

**Town of Westwood**  
Commonwealth of Massachusetts

David L. Atkins, Jr., Chairman  
Brian D. Gorman, Vice Chairman  
Christopher A. Pfaff, Secretary  
Deborah J. Conant  
Michael L. McCusker

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



2019 APR 25 A 4 51  
Mary Flynn, Land Use & Licensing Specialist  
[mflynn@townhall.westwood.ma.us](mailto:mflynn@townhall.westwood.ma.us)  
(781) 767-6344

**PLANNING BOARD**

**DECISION**

**PROJECT DEVELOPMENT REVIEW (PDR) APPROVAL**

**April 23, 2019**

**PROPONENT:** University Station Phase 2, LLC  
c/o New England Development  
75 Park Plaza, Third Floor  
Boston, MA 02116

**PROPERTY OWNER:** Same

**PROPERTY LOCUS:** Approximately 11.4 acres of land within Development Area A, as shown on the Modified Master Development Plan dated December 20, 2018 within the University Avenue Mixed Use Overlay District (UAMUD) on the east side of Station Drive. The project area is shown as "Building 1" on the southerly portion of the lot currently known as University Avenue Assessors' Map 33, Lot 013.

**PROJECT SUMMARY**

The Proponent proposes to construct a four-story 100,000 sq. ft. office building with 509 surface parking spaces and associated utility infrastructure and landscaping on the subject property. The office development will have vehicular and pedestrian access to University Avenue via Station Drive and Harvard Street. The project is located in the University Avenue Mixed Use Overlay District (UAMUD) and occupies an area on the easterly side of Station Drive. The site is also partially located in the Water Resource Protection Overlay District (WRPOD).

The previously Modified Master Development Plan (MDP), which was originally approved pursuant to Article 1 of the May 6, 2013 Special Town Meeting, and modified by vote of the Planning Board on April 11, 2017, with minor modifications to Development Area B administratively approved by the Town Planner on January 24, 2019, showed three office buildings totaling approximately 225,000 sq. ft. in Development Area A. A further modification of the MDP to reduce the number of buildings in Development Area A to two office buildings totaling 145,000 sq. ft. was approved on April 23, 2019, by Planning Board special permit pursuant to Sections 9.7.12.14 and 10.3 of the Westwood Zoning Bylaw (Zoning Bylaw).

## **FINDINGS**

After having reviewed all the plans and reports filed by the Proponent and its representatives and having considered the technical analysis, supplemental information provided during the course of the public meeting, correspondence and testimony from representatives from various boards and commissions and departments within the Town of Westwood, public comments, and comments from all other interested parties, the Town of Westwood Planning Board has determined that the PDR Application complies with the requirements of Section 9.7 of the Zoning Bylaw, and other applicable sections of the Zoning Bylaw. Specifically, the Planning Board makes the following Procedural Findings and Project Findings:

### **PROCEDURAL FINDINGS**

1. On February 28, 2019, an application packet was filed by or on behalf of University Station Phase 2, LLC c/o New England Development, pursuant to Section 9.7 [University Avenue Mixed Use Overlay District (UAMUD) of the Westwood Zoning Bylaw with the Westwood Planning Board and the Town Clerk (hereinafter "Application").
2. The Planning Board distributed 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, Pedestrian Bike Safety Committee, Department of Public Works, Historic Commission, Fire Chief, Police Chief and Acting Town Engineer electronically on March 1, 2019.
3. The Planning Board commenced its consideration of the Application at a properly noticed public meeting on April 2, 2019, at Thurston Middle School in the Cafeteria, 850 High Street, Westwood, MA; and continued said review at a properly noticed public meeting on April 23, 2019, in the cafeteria at the Downey Elementary School, 250 Downey Street, Westwood, MA.
4. Westwood Planning Board members Christopher A. Pfaff, Michael L. McCusker, Brian D. Gorman, Deborah J. Conant, and David L. Atkins, Jr. were present for all sessions of the public meeting during which the Application was considered, and deliberated on the Application at a duly authorized meeting on April 23, 2019.

### **PROJECT FINDINGS**

1. The Proponent proposes to construct an approximately 100,000 square foot office facility and related improvements as substantially as shown in an application packet filed on behalf of University Station Phase 2 LLC c/o New England Development on February 28, 2019, as supplemented with material submitted through April 23, 2019, and as shown on the site plans revised through April 17, 2019 and the architectural plans revised through April 2, 2019 (hereinafter "Project").

2. The Project, as modified by the conditions of this decision, materially conforms to the University Station Modified Master Development Plan approved by Planning Board special permit on April 23, 2019.
3. The Project, as modified by the conditions of this decision, does not pose new material adverse impacts or exacerbate existing impacts that have not previously been addressed.
4. The Project, as modified by the conditions of this decision, results in net fiscal benefit to the town, and the proponent has adequately mitigated any adverse fiscal impacts by, among other things, previously entering into a Development Agreement with the town.
5. No previously developed portion of the UAMUD project has resulted in a material adverse impact that does not comply with regulatory requirements or is substantially detrimental to public health, safety or the environment.
6. As modified by conditions of the this decision, the Board finds the proposed 508 parking spaces, sized at 8.5 ft. by 18 ft., are adequate for the proposed office facility use, consistent with the alternative parking arrangements permitted pursuant to Section 9.7.8 of the Zoning Bylaw.

## **DECISION**

At a meeting of the Westwood Planning Board held on April 23, 2019, on a motion made by Brian D. Gorman, seconded by Michael L. McCusker, the Planning Board by a vote of five (5) in favor and none (0) opposed, voted to grant Project Development Review (PDR) Approval pursuant to Section 9.7.12.2.2 of the Westwood Zoning Bylaw to allow for the development of an office facility as shown in an application packet filed on behalf of University Station Phase 2 LLC., on February 28, 2019, as supplemented through April 23, 2019, and as shown on plans entitled "Development Area A of University Station Proposed Office 100 Station Drive," prepared by Tetra Tech, dated February 20, 2019, site layout sheets revised April 9, 2019, and April 17, 2019, and architectural plans entitled "Citizens Bank, Westwood, MA," prepared by SGA of Boston, dated February 20, 2019, and revised through April 2, 2019, subject to the conditions set forth below:

## **CONDITIONS OF APPROVAL**

The approval of the abovementioned Application is subject to the following conditions:

1. The Proponent shall submit a final revised plan set, including civil site plans and architectural design plans, revised through the close of the public hearing on April 23, 2019, in PDF format incorporating any modifications made by any conditions of this approval. Said plan set shall be submitted to the Town Planner for the Planning Board's file. Plans shall be further revised as follows:

- a) Replace the flush curb at the southerly entrance to the parking lot with a raised curb in the same location.
  - b) Enlarge and widen the landscape island in the northerly lot closest to the northerly entrance by removing one parking space to improve the sidewalk alignment and plantings.
  - c) Extend curbing to enlarge the planting area at the end of the island of the first crossing aisle of the northerly lot.
  - d) Detail the finish condition of the walls along Station Drive adjacent to the future development site at the north westerly corner of Development Area A for consistency review and approval by the Town Planner.
  - e) Expand the landscape island to the north of the eight accessible parking spaces on the east side of the building with curbing and appropriate landscaping.
2. The Proponent shall submit to the Planning Board a final landscape plan showing tree plantings in the area along the easterly side of the access drive between the slope and the curb specifying the species, number, and locations of trees, for final review and approval by the Planning Board prior to the issuance of a Building Permit.
  3. The patio area shall be constructed substantially as shown on Planting Plan 2 Sheet L-102 revised April 9, 2019. Any proposed minor revisions shall be submitted to the Town Planner for review and approval. More substantial revisions related to the use of the space, layout, and screening shall require further approval by Planning Board in the form of a modification of this decision.
  4. The Proponent shall work cooperatively with the Neponset Valley Transportation Management Association (TMA), which offers shuttle bus services to employees and clients, to evaluate the feasibility of mid-day shuttle bus service between the office building, the core retail area, and restaurants along University Avenue. Each office user shall be a dues-paying member of the TMA or its successor, and shall provide information about the TMA service to all new employees at the time of hire and to all existing employees on an annual basis.
  5. The Proponent shall submit to the Town Planner and BETA Group a final revised lighting plan demonstrating compliance with the Zoning Bylaw for consistency review and approval by the Town Planner.
  6. The Proponent shall submit a final signage plan, in conformance with the requirements of Section 9.7.10, to the Planning Board for review and approval prior to application for a Building Permit for such signage. The building shall have signage that prominently displays the building address for ease of emergency response.
  7. All landscaping shall be installed prior to issuance of a Certificate of Occupancy, except

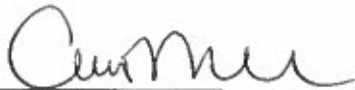
that, if the building is otherwise ready for occupancy after mid-November and prior to mid-April, the Proponent may be issued a conditional Certificate of Occupancy upon the establishment of adequate surety to cover the cost of materials and installation of plantings in the next available growing season. Any plantings that do not survive shall be replaced in-kind.

8. The Proponent shall submit a final Operation and Maintenance Plan (O&M Plan) for review and approval by BETA Group, the Fire Chief, and the Town Planner. Said O&M Plan shall be submitted at least 30 days prior to the request for a Certificate of Occupancy. The O&M Plan shall incorporate the comments from BETA Group on April 18, 2019.
9. A final As-Built Plan shall be submitted in PDF and Auto-CAD format to the Town Planner and Public Works Departments prior the issuance of a Certificate of Occupancy. The As-Built Plan shall show all structures, parking spaces, walkways, landscaping, pavement markings, site features, and utilities.
10. The Proponent shall use a waste hauler, licensed by the Westwood Board of Health to dispose of all construction debris and trash disposal.
11. If necessary, during construction, the Proponent shall provide a portable toilet from a company licensed by the Westwood Board of Health.
12. The Town Planner shall review and approve the site for compliance with the Planning Board's approval prior to the issuance if a Certificate of Occupancy.

#### RECORD OF VOTE

The following members of the Planning Board voted to *grant* Project Development Review (PDR) Approval pursuant to Section 9.7.12.2.2 of the Westwood Zoning Bylaw for the abovementioned Application, subject to the Conditions stated above: David L. Atkins, Brian D. Gorman, Deborah J. Conant, Michael L. McCusker, and Christopher A. Pfaff.

The following members of the Planning Board voted to *deny* Project Development Review (PDR) Approval pursuant to Section 9.7.12.2.2 of the Westwood Zoning Bylaw for the abovementioned Application: None.



---

Abigail McCabe, Town Planner

April 24, 2019