

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Trevor W. Laubenstein, Chairman
David L. Atkins, Jr., Vice Chairman
Steven H. Olanoff, Secretary
Brian D. Gorman
Michael L. McCusker



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

Janice Barba, Planning & Land Use
Specialist
jbarba@townhall.westwood.ma.us
(781)-320-1366

PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
396 Washington Street – Poimenidis
April 9, 2019**

APPLICANT: Ioannis Poimenidis
396 Washington Street
Westwood, MA 02090

PROPERTY OWNER: Washington Street of Westwood, LLC
Dimitrios Poimenidis
1 Harftford Street
Dover, MA 02030

PROPERTY LOCUS: 396 Washington Street, Westwood, MA 02090
Assessor's Map 23, Lot 222

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to make interior renovations to accommodate a ~1596 SF office space for use of an electrician's office with warehouse space located at 396 Washington Street, Westwood, MA 02090. No exterior alterations are proposed except signage. The space was previously vacant for over five years and the proposal for a building trade shop use is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Zoning Bylaw. The proposed use for a building trade shop in an establishment of less than 8,000 SF with no outdoor storage is permitted in the LBB (Local Business B) zone.

The proposed alterations have been reviewed by the Building Inspector 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 March 19, 2019, an application was filed by Ioannis Poimenidis, pursuant to Sections 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 March 27, 2019.
2. On March 18, 2019 the Application was forwarded to the Building Inspector 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 March 18, 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 6,970 SF located at 396 Washington Street and is shown as Map 23, Lot 222 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant proposes to undertake interior alterations to accommodate a 1,596 SF space located at 396 Washington Street, Westwood, MA 02090.
6. The proposed use requires a minimum of seven (7) parking spaces. The property appears to accommodate seven parking spaces.

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 March 19, 2019:

1. Plan entitled "Plot Plan, 3966 Washington Street, Westwood, Massachusetts", prepared by Howard L. Millard, Consulting Engineer of 217 Farm Lane Westwood, MA, dated July 9, 1998.
2. EIDR Application, Narrative, and Photographs, prepared by Ioannis Poimenidis dated March 19, 2019, received by the Planning Board on March 19, 2019.

All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

CONDITIONS

The foregoing approval is issued to the Applicant for the aforementioned project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

1. No outdoor storage is proposed or approved with this application. Outdoor storage of material is prohibited.
2. Applicant shall stripe the lot to provide a total of seven (9 ft. by 18 ft.) parking spaces that includes four spaces along the rear property line and three in the front of the building. The line painting shall be re-painted when needed.
3. Applicant shall enclose the dumpster with a solid enclosure with gates to screen the view of the dumpster. The enclosure shall be solidly constructed of wood, stone, or vinyl. Chain-link fencing is not permissible.
4. All exterior lights shall be turned off within an hour after the close of business.
5. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.



Abigail McCabe
Town Planner
DATED: April 9, 2019