

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)  
398 Washington Street –Roche Bros.  
April 17, 2019**

**APPLICANT:** James Sperber  
Roche Bros. Supermarkets Co.  
70 Hastings Street  
Wellesley, MA 02481

**PROPERTY OWNER:** Roche Bros. Supermarkets, Co.  
70 Hastings Street  
Wellesley, MA 02481

**PROPERTY LOCUS:** 338 Washington Street, Westwood  
Assessor's Map 23, Lot 217

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to install six (6) cart corrals in the parking lot at 338 Washington Street, Westwood, MA 02090. The property is located in the LBB (Local Business) zoning district. The use is permitted in the LBB zone, 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 March 12, 2019, an application was filed by James Sperber on behalf of Roche Bros. Supermarkets, Co. 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 March 26, 2019.
2. On March 26, 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.
3. On March 29, 2019 the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review after receipt of the site plan with cart

corral locations submitted prepared by Toomey-Munson and Associates dated June 2, 2000 and revised with cart corral locations on January 15, 2019.

4. The subject property consists of approximately 4.99 acres located at 338 Washington Street and is shown as Map 23, Lot 217 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant proposes to add six (6) cart corrals as shown in the "Cart Park submitted Rendering" to be located in six (6) existing parking spaces in the parking lot at 338 Washington Street, Westwood, MA 02090.
6. The application proposes eliminating six (6) parking spaces at 338 Washington Street to install shopping cart corral areas. The current parking layout provides 249 parking spaces, 191 parking spaces is the minimum required by zoning bylaw Section 6.1. The reduction of six (6) spaces complies with the minimum parking requirements.
7. The property is located in the LBB (Local Business) Zoning District. The proposed modifications to the existing parking lot are permitted, subject to EIDR (Environmental Impact Design Review) Approval, pursuant to Sections 7.3 of the Westwood Zoning Bylaw.
8. 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 March 12, 2019 for the cart park rendering corrals.

1. Plan set entitled "Overall Site Plan for Roche Bros. Supermarket in Westwood MA", prepared by Toomey-Munson and Associates, dated June 2, 2000 and revised with cart corral locations on January 15, 2019.
2. EIDR Application, narrative, photograph, and supplemental material prepared by James Sperber dated March 12, 2019 received by the Planning Board on March 12, 2019.
3. Cart Park Rendering image submitted by Applicant.

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. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, and with all conditions of prior approvals, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.

2. All cart corrals shall match the proposed "cart park rendering" as submitted by Applicant.
3. No Roche Bros advertizing signage shall be displayed on the cart corrals.

*Abigail McCabe*

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Abigail McCabe  
Town Planner  
DATED: April 17, 2019