

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
670 High Street - Chase Bank
December 23, 2019**

APPLICANT: Core States Group
9 Gallen Street
Suite 117
Watertown, Ma 02472

PROPERTY OWNER: Colburn School LLC
C/O Coffman Realty Inc
632 Washington Street
S. Easton, MA 02375

PROPERTY LOCUS: 670 High Street, Westwood, MA 02090
Assessor's Map 14, Lot 181

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes site modifications that include: modifying the existing accessible parking space and installing a concrete pad, installing accessible and ADA compliant curb transitions, renovating and replacing concrete ramp, and curbing at 670 High Street, Westwood, MA 02090.

The property is located in the Local Business A (LBA) Zoning District and Upper Story Residential Overlay District (USROD). Said facility use is permitted in the Local Business A zoning district, 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 December 6, 2019, an application was filed by Core States Group, 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 December 17, 2019.
2. On December 11, 2019, the Building Commissioner was forwarded the Application for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval,

pursuant to Section 7.3.6 of the Zoning Bylaw and 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 December 17, 2019, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
4. The subject property consists of approximately 18,820 square feet located at 670 High Street and is shown as Map 14, Lot 181 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property"). The property presently contains a first floor bank and six residences above and off-street parking.
5. On March 27, 2012, the property received an USROD Special Permit for historic restoration and relocation of the former Colburn School building for Rockland Trust Bank on the first floor with a drive-through, and six (6) residences on the second and third floors and 17 off-street parking with parking easements with the library.
6. On October 29, 2019, a building permit application for interior renovations to modify the tenant space for Chase Bank from the previous Rockland Trust bank use was submitted to the building department with no exterior alternations proposed. No change of use or exterior alterations proposed.
7. The Applicant is now proposes to make upgrades to the ADA parking space to install a concrete pad, install ADA compliant curb transitions, replace existing concrete ramp, handrails, and concrete curbing, exterior signage, remove a window, and install a door at 670 High Street, Westwood, MA 02090. The application does not propose any reductions to the existing 17 parking spaces.
8. The property is located in the Local Business A (LBA) Zoning District. The proposed modifications to the property are subject to EIDR (Environmental Impact Design Review) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.
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 Section 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 December 6, 2019:

1. Plan set entitled "Site Plan for Chase", prepared by Core States Inc. of 201 S. Maple Ave Ambler, PA 19002, dated December 3, 2019, consisting of the following nine sheets:
 - CV1 Cover
 - CV2 Notes
 - C1 Demo Plan
 - C2 Site Plan
 - C3 Grading Plan
 - CD1 Soil, Erosion and Sediment Control Details

- CD2 Constructions Details
- CD3 Construction Details
- CD4 Construction Details

2. EIDR Application prepared by Robert Lussier on behalf of Core States Group, dated December 6, 2019, and received by the Planning Board on December 9, 2019.

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



Abigail McCabe
Town Planner

DATED: December 23, 2019