

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD**ADMINISTRATIVE APPROVAL**
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
266-278 Washington Street – GCG Associates
February 18, 2020

APPLICANT: John Getherall, Project Engineer
GCG Associates, Inc.
84 Main Street
Wilmington, MA 01887

PROPERTY OWNER: Giorgio Petruzzello
Petruzzello Properties, LLC

PROPERTY LOCUS: 266-278 Washington Street
Assessor's Map 23, Lot 187

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to modify the plan approved by the Planning Board's FMUOD (Flexible Multiple Use Overlay District) Special Permit granted on April 10, 2018 as shown on plan sheet entitled "Proposed Layout Site Plan East Side, Islington Village" prepared by GCG Associates, Inc. last revised on April 6, 2018 to modify the off-street surface parking area by reconfiguring the site to remove the playground area and reconfigure the parking spaces to add two additional spaces updated on the plans revised through January 27, 2020.

At the time of the 2018 approval a daycare use was proposed for the 5,000 sq. ft. lower level space located at 266-278 Washington and a 40 ft. by 37 ft. exterior playground area was approved on the east side of the building. The childcare use is no longer occupying the space and the Applicant has requested the playground area be removed and the proposed use be considered as a retail use. Applicant is pursuing a retail tenant for the 5,000 sq. ft. lower level space. The exterior changes with this proposal are to remove the playground area and associated fencing and bollards, to reconfigure the parking spaces, and to continue the concrete sidewalk and vertical granite curbing adjacent to the building.

The property is located in the Local Business B (LBB) and Flexible Multiple Use Overlay 6/Washington Street Business District (FMUOD) overlay zoning district. Said facility use for "Retail Sales and Services Establishment, Less than 10,000 sq. ft." is permitted in the FMUOD pursuant to Section 9.5.8.1.14, subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3.6 of the Westwood Zoning Bylaw and pursuant to the Planning Board's April 10, 2018 Special Permit, specifically condition #46 relative to modifications.

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 and pursuant to condition #46

of the Planning Board's April 10, 2019 FMUOD Special Permit for the Islington Center Redevelopment.

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 February 6, 2020, an application was filed by John Getherall, pursuant to Sections 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application") and Planning Board Special Permit granted on April 10, 2018. The Town Planner reviewed the application and considered it complete on February 18, 2020.
2. On February 11, 2020, 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 and pursuant to the Planning Board's April 10, 2018 FMUOD Special Permit.
3. On February 18, 2020, 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 31,363 SF located at 266-278 and is shown as Map 23, Lot 187 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. On April 10, 2018, the Planning Board voted to grant FMUOD Special Permit approval for the Islington Center Redevelopment to Petruzzello Properties, LLC. The project involved six properties on the west and east sides of Washington Street. The approved project proposed the renovation of the building at 266-278 Washington Street for retail and commercial uses; a childcare center in the 5,000 SF lower level space with a 40 ft. by 37 ft. outdoor playground; a total of 52 surface parking spaces on the east side of Washington Street; and 36 underground parking spaces to be located at 288 Washington Street.
6. The Applicant proposes to modify the plan approved by the Planning Board's FMUOD (Flexible Multiple Use Overlay District) Special Permit granted on April 10, 2018 as shown on plan sheet entitled "Proposed Layout Site Plan East Side, Islington Village" prepared by GCG Associates, Inc. last revised on April 6, 2018 to reconfigure the off-street surface parking area by reconfiguring the site to remove the playground area and reconfigure the parking spaces to add two additional spaces as shown on the a revised sheet C-9 entitled "Proposed Layout Site Plan East Street Side Islington Village, Westwood, MA" prepared by GCG Associates, Inc. last revised January 27, 2020 and revised sheet C-11 "Proposed Grading & Utility Plan East Street Side" prepared by GCG Associates, Inc. revised January 27, 2020, and revised Sheet P-2 photometric plan dated February 4, 2020 to show the relocated light fixtures. Applicant requests a change in use from "childcare" to "retail sales" use until a tenant is determined. At the time of the 2018 approval a daycare use was proposed for the 5,000 sq. ft. lower level space located at 266-278 Washington and a 40 ft. by 37 ft. exterior playground area was approved on the east side of the building. The childcare use is no longer occupying the space and Applicant has requested the playground area be removed and the proposed use be

considered as a retail use. Applicant is pursuing a retail tenant for the 5,000 sq. ft. lower level space. The exterior changes with this proposal are to remove the playground area and associated fencing and bollards, to reconfigure the parking spaces, and to continue the concrete sidewalk and vertical granite curbing adjacent to the building.

7. The property is located in the Local Business B (LBB) and Flexible Multiple Use Overlay 6/Washington Street Business District (FMUOD) overlay zoning district. The property operates under the FMUOD zoning per Special Permit approved on April 10, 2018 by the Planning Board. Said facility use for "Retail Sales and Services Establishment, Less than 10,000 sq. ft." is permitted in the FMUOD pursuant to Section 9.5.8.1.14, subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3.6 of the Westwood Zoning Bylaw and pursuant to the Planning Board's April 10, 2018 Special Permit, specifically condition #46 relative to modifications.
8. The approved 2018 project proposed a total of 178 parking spaces on the east and west sides of Washington Street within the FMUOD Islington Village Redevelopment project area. The approved project proposed 36 parking spaces in an underground parking garage for the tenants of the mixed use building at 288 Washington Street, 52 shared surface spaces on the east side of Washington Street at 280, 288, and 266-278 Washington Street, and 12 on-street parking spaces on the east side of Washington Street. The west side of Washington Street proposed 32 municipal spaces and 40 surface spaces and 6 on-street parking spaces on the west side of Washington Street. With this modification the Applicant is now proposing to reconfigure the layout of surface spaces behind the 266-278 Washington Street building and a total of two (2) additional spaces due to the elimination of the outdoor play area for a total of 54 surface parking spaces on the east side of Washington Street. Applicant requests a change of use to retail sales and services use.
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 and the Special Permit granted on April 10, 2018 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 February 6, 2020 with the following conditions:

1. Plan sheet C-9 of the Special Permit Plan set entitled "Proposed Layout Site Plan East Street Side, Islington Village Westwood, MA", prepared by GCG Associates, Inc., dated December 12, 2017 and last revised January 27, 2020, revised sheet C-11 of the Special Permit plan set entitled "Proposed Grading & Utility Site Plan East Street Side Islington Village Westwood, MA", prepared by GCG Associates, Inc. dated December 12, 2017 last revised January 27, 2020, revised photometric plan sheet P-2 "Project: 12363 Islington West, by TECHLIGHT, dated February 4, 2020.
2. EIDR Application, waiver request, and cover letter prepared by John Getherall of GCG Associates, Inc. on behalf of Petruzzello Properties, LLC, dated February 6 and February 11, 2020, received by the Planning Board on February 6, 2020.

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. When a tenant and new use is determined, Applicant shall notify the Planning and Building offices and request a change of use by submission of an Administrative Environmental Impact and Design Review to the Planning Office for review by the Building Commissioner. Proposal shall describe the proposed use, proposed hours of operation, updated detailed parking calculations including specific sizes, uses, and storage areas, and describe any exterior changes and interior changes that relate to the use of space at 266-278 Washington Street. The Building Commissioner shall make a determination relative to the parking requirements with the proposed use, pursuant to condition #46 of the Planning Board's Special Permit and Section 7.3 and 9.5 of the Zoning Bylaw. Applicant shall submit the change of use request and parking determination review to the Building Commissioner prior to a building permit and prior to any occupancy of the space.
2. A copy of this Administrative EIDR Decision and the approved 2018 Special Permit Project Plans shall be kept on the Project Site at all times during construction.



Abigail McCabe
Town Planner
DATED: February 18, 2018