

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Brian D. Gorman, Chair
Deborah J. Conant, Vice Chair
Christopher A. Pfaff, Secretary
David L. Atkins, Jr.
William F. Delay



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

Karyn Flynn, Land Use &
Licensing Specialist
kflynn@townhall.westwood.ma.us
(781) 767-6344

PLANNING BOARD

APPROVAL
LIMITED ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
EARTH MATERIAL MOVEMENT
230 High Street – TILL, Inc.
April 7, 2020

APPLICANT: Dafna Krouk-Gordon
Toward Independent Living and Learning, Inc. (TILL)
20 Eastbrook Road, Suite 201
Dedham, MA 02026

PROPERTY OWNER: 230 High Street, LLC
10 Longwood Drive
Westwood, MA 02090

PROPERTY LOCUS: 230 High Street
Westwood, MA 02090
Assessor's Map 05, Lot 044

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to raze two existing single-family homes and construct a new 5-bedroom group home residence for individuals with acquired brain injuries and intellectual disabilities. The project proposes installation of new water and sewer connections to High Street, abandoning the existing septic system, collection of stormwater water via catch basins and roof drains infiltrated to a subsurface recharge system, an expanded driveway with turnaround area, and six new parking spaces including an accessible space. The project imports approximately 3,000 cubic yards of fill for the re-grading site work.

The property is located in the Single-Residence E (SRE) zoning district. The proposed group home use is considered a single-family and considered an exempt use under M.G.L. Chapter 40A, Section 3, of the Zoning Bylaw and subject to a Limited Environmental Impact and Design Review (EIDR), pursuant to Section 7.3.3 of the Westwood Zoning Bylaw. The associated earth work includes importing over 200 cubic yards of fill, which is subject to an Earth Material Movement (EMM) EIDR approval pursuant to Section 7.1 of the Zoning Bylaw.

STATEMENT OF FINDINGS

PROCEDURAL FINDINGS:

After having reviewed all the plans and reports filed by the Applicant and its representatives and having considered the technical analysis, supplemental information provided during the course of the public hearing, correspondence and testimony from representatives from various boards and

commissions and departments within the Town of Westwood and from all other interested parties, the Town of Westwood Planning Board makes the following procedural findings and project findings:

1. On February 7, 2020, an application was filed by David Johnson on behalf of Toward Independent Living and Learning, Inc. (TILL), pursuant to Section 7.3.3 [Limited Environmental Impact and Design Review] and Section 7.1 [Earth Material Movement] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application").
2. Pursuant to M.G.L. Chapter 40A, Section 9 and 11 and the applicable provisions of the Westwood Zoning Bylaw and the Rules and Regulations of the Westwood Planning Board (hereinafter "Rules and Regulations"), the Planning Board caused notice of the public hearing to be published in the *Transcript and Bulletin*, a newspaper of general circulation in Westwood, on February 6, 2020 and February 13, 2020. Notice of the public hearing was posted in the Westwood Town Hall commencing on January 30, 2020, and continuing through the opening of the public hearing on February 25, 2020. Said notice of the public hearing was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on January 30, 2020.
3. The Planning Board provided 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, Department of Public Works, Fire Chief, Police Chief, Town Engineer, Historical Commission, and Pedestrian and Bicycle Safety Committee on February 7, 2020.
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Section 9 and 11, the public hearing on the Application was opened and immediately continued on February 25, 2020 without discussion or testimony upon the Applicant's request to continue to allow plan revisions in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts. On February 25, the Planning Board voted to continue the hearing to March 17, 2020 in the same location. On March 17, 2020 the Planning Board held a public hearing at the Carby Street Municipal Office Building in compliance with the Governor's March 13, 2020 temporary directives related to the Open Meeting Law M.G.L. Chapter 30A, Section 20, related to remote participation and limit restrictions on the number of people allowed to gather in one place due to the state of emergency due to the 2019 novel coronavirus. Four board members participated remotely by phone and video through Westwood Media Center. On March 17, the Board continued the hearing to April 7, 2020.
5. Westwood Planning Board Members David L. Atkins, Brian D. Gorman, Christopher A. Pfaff, and William F. Delay deliberated on the Application at a duly authorized meeting on April 7, 2020.

PROJECT FINDINGS:

1. The subject property consists of approximately 1.84 acres located at 230 High Street and is shown as Map 05 Lot 044 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. Presently, the project site contains multiple structures including two residences and two barns.
3. The Applicant proposes to raze two existing single-family homes and construct a new 5-bedroom group home residence for individuals with acquired brain injuries and intellectual disabilities. The project proposes installation of new water and sewer connections to High

Street, abandoning the existing septic system, collection of stormwater water via catch basins and roof drains infiltrated to a subsurface recharge system, an expanded driveway with turnaround area, and six new parking spaces including an accessible space. The project imports approximately 3,000 cubic yards of fill for the re-grading site work.

4. The Project Site is located within the Single-Residence E (SRE) zoning district. The proposed group home use, an exempt use, and the associated earth work that proposes importing over 200 cubic yards of fill are subject to a Limited Environmental Impact Design Review (EIDR), pursuant to Sections 7.1 and 7.3 of the Westwood Zoning Bylaw.
5. 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 properties, and will be consistent with all applicable standards set forth in Section 7.3.8 of the Westwood Zoning Bylaw.

WAIVERS:

The Planning Board considered requests for the specific waivers listed below, and determined that such waivers will result in a substantially improved project; that such project will otherwise meet the performance and design standards set forth in this Section; and that such waivers will pose no substantial detriment to any adjacent property or proximate neighborhood, and will not nullify or substantially derogate from the intent or purpose of the Westwood Zoning Bylaw. On April 7, the following waivers are hereby granted by the Planning Board:

1. The Board voted to waive the strict requirement of Section 7.3.7.2 Exterior Lighting Plan requiring the submission of an exterior lighting plan.
2. The Board voted to waive the strict requirement of Section 7.3.7.3 requiring a professionally prepared Traffic Study because no increase is projected with this project.
3. The Board voted to waive the requirement for submission of a presentation model under Section 7.3.7.7 of the Zoning Bylaw. The drawings and site plans provided are adequate to visualize the proposed project.

DECISION:

On April 7, 2020, the Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a vote of four (4) in favor and none (0) opposed on a roll call vote, hereby **grants** Limited Environmental Impact and Design Review (EIDR) and Earth Material Movement Approval pursuant to Sections 7.1 and 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor filed in the office of the Planning Board and the Town Clerk on February 7 and all material submitted through the close of the public hearing on April 7, 2020, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

1. The parking shall be screened from view from High Street with the landscaping as shown on the plan prepared by Norwood Engineering and shall be installed prior to occupancy.

2. The existing pavement on High Street shall be protected from damage from loading and unloading of material and/or equipment related to the proposed construction.
3. Any proposed alterations or changes shall be submitted to the Planning Board. Any future expansion or addition shall be submitted as an Amendment to the Limited EIDR and return to the Planning Board.
4. A crushed stone entrance shall be replaced when the stone becomes clogged with dirt or is no longer effective in preventing excess tracking of material onto the public way.
5. Project related construction and earth material movement shall comply with the Town's General Bylaws Chapter 292, for Noise and Construction between 7:00 a.m. and 7:00 p.m. Monday through Saturday and 12:00 p.m. to 7:00 p.m. on Sundays.
6. The imported fill shall not contain any hazardous materials. A certification that the fill does not contain any hazardous or substandard material shall be submitted to the Town Planner prior to importing any fill.
7. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or agency of the Town of Westwood or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same.
8. Applicant shall promptly repair any damage which Applicant causes to sidewalks, street pavement, signs or other fixtures or features within the public right of way, after obtaining permission from the Town. Such repairs shall be performed to Town of Westwood standards.
9. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Planning Office and the Office of the Town Clerk on February 7, 2020 through the close of the public hearing on April 7, 2020. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. EIDR and EMM Application filed in View Permit by David Johnson for TILL, considered complete on February 7, 2020.
2. Project Narrative, photographs, revised narrative dated March 10, 2020, request for waivers.
3. Site Development Plan for 230 High Street in Westwood, Massachusetts, prepared for TILL, Inc. prepared by Norwood Engineering, plans dated January 1, 2020 and revised through March 4, 2020 (6 sheets).
4. Elevation plans two front views and rear view, no prepare, title, or date.
5. Memorandum from Holly Faubert and Philip Paradis to Todd Korchin, Subject: 230 High Street EMM EIDR, dated March 11, 2020.
6. Ambulance and Fire Truck Turning Radius Plans.
7. Staff review comments from View Permit revised March 17, 2020.
8. Stormwater Report and Erosion and Sedimentation Plan for 230 High Street, Westwood, prepared for TILL, Inc. prepared by Norwood Engineering Company, Inc.

9. Planting Plan prepared by KDTurner Design, dated January 25, 2020 revised through March 12, 2020.

RECORD OF VOTE

The following members of the Planning Board voted on April 7, 2020 to grant EIDR and EMM Approval for the abovementioned Project: David L. Atkins, Brian D. Gorman, Christopher A. Pfaff, and William F. Delay.

The following members of the Planning Board voted in opposition to EIDR Approval for the abovementioned Project: None.



Abigail McCabe
Town Planner
April 8, 2020