

Town of Westwood
Commonwealth of Massachusetts

David L. Atkins, Jr., Chairman
Brian D. Gorman, Vice Chairman
Christopher A. Pfaff, Secretary
Deborah J. Conant
Michael L. McCusker



Abigail McCabe, AICP, 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

**UNIVERSITY AVENUE MIXED USE DISTRICT
Brigham and Women's Hospital (BWH), Phase II
100 Brigham Way
Consistency Review**

At a meeting of the Westwood Planning Board held on April 7, 2020

Motion made by Planning Board member David Atkins, as follows:

I move that, pursuant to Section 9.7.12.2.2 [Project Development Review (PDR)] and Section 9.7.12.3 [Phase Development] of the Westwood Zoning Bylaw and Condition #4 of the Planning Board's May 23, 2017 Project Development Review for Brigham and Womens' Hospital:

- (1) Votes that the Brigham and Womens' Phase II application is consistent with the May 23, 2017 PDR approval, and is also consistent with the "University Avenue Mixed Use District, Master Development Plan," prepared by Tetra Tech, last revised March 22, 2013, which was approved pursuant to Article 1 of the May 6, 2013 Special Town Meeting and in on file with the Town Clerk and the Planning Board.
- (2) Makes the following findings:
 - a. Approves the plan set entitled "Westwood MOB Phase II, 100 Brigham Way, Westwood, MA 02090, University Station Consistency Review" prepared by Cannon Design, for Brigham and Women's Hospital, plans set dated March 25, 2020 consisting of 32 Sheets and the revised plan entitled "Site Lighting Photometric Plan for Brigham Health Medical Office Building, Westwood Phase II" prepared by Cannon Design last revised December 30, 2019.
 - b. Applicant is responsible for filing a special permit amendment with the Planning Board to amend the existing Brigham and Women's Special Permit granted on October 23, 2018 pursuant to Section 9.3 and 9.7.5 [Water Resources Protection Overlay District (WRPOD)] for the handling, use, and storage of chemicals and hazardous materials to include the additional materials in Phase II.
 - c. The plans submitted for Phase II focused on the final architectural review details of the exterior materials and façade treatments for the Phase II building addition and garage and the supplemental plans submitted during the course of this review otherwise comply with the standards and requirements set forth in Section 9.7 of the Westwood Zoning Bylaw; and

(3) Imposes the following conditions of approval:

1. The conditions of the May 23, 2017 PDR approval remain in full force in effect.
2. Prior to the final certificate of occupancy, the Applicant shall provide a final updated Operations and Maintenance Plan "O&M Plan" to BETA Group and the Town Planner for final review and approval.
3. In the event the proposed precast spandrel shields in the parking garage are not effective in reducing headlight overflow, in the determination of the Town Planner, the Applicant shall propose another solution to address light glare and overflow onto nearby properties.
4. Prior to issuance of a building permit, Applicant shall submit an interim parking plan for approval by the Building Commissioner and Town Planner that further describes how parking including accessible spaces will be managed during construction.
5. A final signage package with sizing, lighting, color, and material details that complies with Section 9.7.10 [Signage] of the Zoning Bylaw shall be submitted to the Town Planner for review and approval prior to submission of the sign permit to the building department. If the signage package does not meet the specified bylaw requirements the Applicant shall return to the Planning Board for a Project-Specific Signage Alternative as outlined in Section 9.7.10.15 of the Zoning Bylaw.
6. Applicant shall provide a final as-built plan in electronic format as a PDF and AutoCAD file prepared by a Registered Professional Engineer or Land Surveyor that indicates all the driveways, parking areas, sidewalks, crosswalks, storm drains, sewer mains, water mains and their appurtenances have been constructed in material compliance with said approved Project Plans. Said "As Built Plan" shall be provided to the Town Planner prior to final occupancy.

Motion seconded by Planning Board Member Christopher Pfaff.

Record of the Vote by Roll Call:

The following members of the Planning Board voted to approve this Consistency Review: Brian D. Gorman, Christopher A. Pfaff, David L. Atkins, and William F. Delay.

The following members of the Planning Board voted to oppose this Consistency Review: None.

Certification:

The undersigned hereby certifies that the above is a true and complete copy of the Board's decision and that said decision and any plans and materials referred to therein have been filed with the Planning Board.



Abigail McCabe
Town Planner
DATED: April 8, 2020