

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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William F. Delay, Secretary
Deborah J. Conant
Robert R. Gotti
Steven Olanoff, Associate Member
Steven Rafsky, Associate Member



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
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
166 East Street – Norfolk Golf Club
September 22, 2020

APPLICANT: Sean Sweeney
217 Washington Street
Westwood, MA 02090

PROPERTY OWNER: Norfolk Golf Club
166 East Street
Westwood, MA 02090

PROPERTY LOCUS: 166 East Street
Westwood, MA 02090
Assessor's Map 24, Lot 231

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to construct a 353 SF addition to cover an existing deck and to renovate and repair elements of the existing clubhouse including a new roof, siding, windows, deck, stairs, and modifying the front entrance, walkway and adding a new exterior staircase for the kitchen and the lower lounge at Norfolk Golf Club at 166 East Street in Westwood, MA 02090 also known as Assessor's Map 24, Lot 231. The Applicant proposes to renovate the interior and exterior of the existing clubhouse building.

The property is located in the SRC (Single Residence C) zoning district. The proposed renovations are subject to an Environmental Impact and Design Review (EIDR), pursuant to Section 7.3 of the Westwood 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 August 24, 2020, an application was filed by or on behalf of Sean Sweeney for Norfolk Golf Club, pursuant to Section 7.3 [Environmental Impact and Design Review] 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 & Bulletin*, a newspaper of general circulation in Westwood, on September 3, 2020 and September 10, 2020. Notice of the public hearing was posted in the Westwood Town Hall commencing on August 26, 2020 and continuing through the opening of the public hearing on September 22, 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 August 27, 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 August 24, 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 commenced on September 22, 2020, via Zoom Webinar and filmed live by Westwood Media Center on Westwood Media's YouTube Channel and Comcast Channel 12 and Verizon Channel 42. The hearing was held in accordance with the Governor's March 12, 2020 Order suspending certain provisions of the Open Meeting Law MGL c. 30A §18 and the Governor's March 23, 2020 Emergency Order imposing limitations on the number of people that may gather in one place. The Planning Board met remotely via Zoom Webinar where public comments were offered by live time audio via Zoom and through the Question and Answer function. The opportunity for written comments to be submitted was also offered. The public hearing was opened and closed on September 22, 2020 by a roll call vote.
5. Westwood Planning Board Members David L. Atkins, William F. Delay, Christopher A. Pfaff, Steven Olanoff, and Steven Rafsky deliberated on the Application at a duly authorized meeting on September 22, 2020. The Chair called the associate members Mr. Rafsky and Mr. Olanoff to sit on the case at the beginning of the hearing.

PROJECT FINDINGS:

1. The subject property consists of approximately ~44.65 acres located at 166 East Street and is shown as Map 24 Lot 23 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. Presently, the project site contains a golf course, clubhouse, parking area, and walkway.
3. The Applicant proposes to construct a 353 SF addition to cover an existing deck and to renovate and repair elements of the existing clubhouse including a new roof, siding, windows, deck, stairs, and modifying the front entrance, walkway and adding a new exterior staircase for the kitchen and the lower lounge at Norfolk Golf Club at 166 East Street in Westwood, MA 02090 also known as Assessor's Map 24, Lot 231. The Applicant proposes to renovate the interior and exterior of the existing clubhouse building.
4. The Project Site is located within the SRC (Single Residence C) zoning district. The proposed addition and exterior alterations are subject to Environmental Impact Design Review (EIDR), pursuant to Section 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 September 22, 2020, 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 and imposed a condition of approval to show the lighting on an updated plan to be submitted as a condition of approval.
2. The Board voted to waive the strict requirement of Section 7.3.7.3 requiring a professionally 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 plans provided are adequate to visualize the proposed project.

DECISION:

On September 22, 2020, the Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, on a roll call vote of five (5) in favor and none (0) opposed, hereby **grants** 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 filed in the office of the Planning Board and the Town Clerk on August 24, 2020 with the following conditions of approval.

CONDITIONS OF APPROVAL:

1. Except as modified by the Conditions and Findings hereof, the Project shall comply with the Project Plans in all respects and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. A final revised site plan shall be submitted to the Town Planner or to the Planning Board for review and approval showing existing and proposed landscaping, any landscaping changes, the exterior lighting including site lighting, and all items requested in the BETA Memorandum including the utilities for electric, gas, water, sewer, drainage; topographic lines; onsite construction material storage.

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 August 24, 2020 and all material submitted through the close of the public hearing on September 22, 2020. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Memorandum from BETA Group Dan Hammerberg, Philip Paradis, Subject: 166 East Street EIDR, dated September 11, 2020.
2. Application, environmental impact statement narrative, photographs, aerial views, public hearing notice.
3. Architectural plans entitled "Norfolk Golf Club", prepared by Main Street Architects, dated July 24, 2020 consisting of 74 sheets.
4. Site plans entitled "Proposed Clubhouse Covered Deck, Building Permit Plan, Norfolk Golf Club in Westwood, Mass.", prepared by Mathew D. Smith of Norwood Engineering, dated June 26, 2020 consisting of 2 sheets.
5. Drainage summary and request for full drainage calculations waiver from Matthew D. Smith, President of Norwood Engineering.
6. Waiver request to Planning Department, from Stephen Marino President of Norfolk Golf Club, dated August 18, 2020.
7. Staff comments from View Permit for 166 East Street, dated September 18, 2020.
8. Norfolk Golf construction logistical plan prepared by Commonwealth Building, Inc.

RECORD OF VOTE

The following members of the Planning Board voted on a roll call vote on September 22, 2020 to grant EIDR Approval for the abovementioned Project: David L. Atkins, Robert R. Gotti, Steven Olanoff, Steven Rafsky, 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
September 25, 2020