

Town of Westwood
Commonwealth of Massachusetts

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PLANNING BOARD

ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT & DESIGN REVIEW (EIDR)
280 Washington Street (266-278 Washington) – Petruzziello Properties

February 11, 2021

APPLICANT: Giorgio Petruzziello
& PROPERTY OWNER Pertuzziello Properties, LLC
21 Eastbrook Road
Dedham, MA 02026

PROPERTY LOCUS: 280 Washington Street
Assessor's map 23, Lot 187

Background and Project Summary

The Applicant proposes an interior fit out for new tenants. The exterior building and site improvements were approved by the Planning Board's FMUOD (Flexible Multiple Use Overlay District) Special Permit granted on April 10, 2018. Petruzziello is proposing a hair salon, retail boutique, and a Pilates studio on the lower level of the renovated building at 280 Washington Street (fka 266-278 Washington Street).

At the time of the 2018 approval a daycare use was proposed for the 5,000 sq. ft. lower level space and an exterior playground which estimated a total of 12 parking. The 2018 FMUOD special permit approval allocated a total of 12 parking spaces associated with the daycare/childcare use and estimated demand of 23 for the building at 266-278 Washington Street to be shared in the surface lot and throughout the project site. The Board's 2018 FMUOD approval was for a total of 178 parking spaces for the project area with 52 shared surface spaces on the east side of Washington Street and 12 street parking spaces on the east side of the street.

In February 2020, Petruzziello received Administrative EIDR approval from the Town Planner to remove the exterior playground because the original proposal for the childcare use was no longer proposed and the updated parking plan included 14 parking spaces allocated for the building at 266-278 Washington Street to be shared with off-street surface parking and the on-street parking. The proposal now includes a hair salon in a 1,400 sq. ft. of space, the retail use in a 1,215 sq. ft.

space, and the fitness studio in a 360 sq. ft. space in the lower level and second floor office area with an estimated total of 13 parking spaces required, which is consistent with the original approval and the February 2020 Administrative EIDR parking review.

The proposed use for the hair salon were reviewed by the Building Commissioner on January 15, 2021 and determined that 6 parking spaces were required, which was consistent with the original FMUOD special permit approval. The Building Inspector reviewed the tenant fit out plan on February 9, 2021 estimating 13 parking spaces for the proposed uses.

DECISION

The Town Planner hereby submits Administrative Environmental Impact and Design Review (EIDR) **Approval** pursuant to Section 7.3 and the FMUOD Special Permit granted on April 10, 2018 of the Westwood Zoning Bylaw for the Project described above for the tenant fit out at 280 Washington Street.

Material Submitted:

Letter from Giorgio Petruzzello, Manager of Petruzzello Properties, LLC, dated January 19, 2021.

Tenant floor plan for Basement Floor Plan Sheet A-1.1 and Second Floor Plan Sheet A-1.3 prepared by McKay Architects, dated December 30, 2020.



Abigail McCabe, Town Planner
February 11, 2021