

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

ADMINISTRATIVE APPROVAL
ADMINISTRATIVE ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
311 Washington Street – Busy Paws Pet Supply
March 23, 2021

APPLICANT: Marissa Walion-Sheehy
Busy Paws Pet Supply
310 High Street
Dedham, MA 02026

PROPERTY OWNER: PetruzzIELLO Properties, LLC
21 Eastbrook Road
Dedham, MA 02026

PROPERTY LOCUS: 311 Washington Street, Westwood, MA 02090
Assessor's Map 23, Lot 080

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to operate a pet care facility at 311 Washington Street in Westwood, MA 02090. No exterior alteration other than signage is proposed with this application. The property is located in the Local Business B (LBB) zoning district and the Flexible Multiple Use Overlay District (FMDUO-6 Washington Street Business District). Said facility use for a pet care facility use is permitted in the LBB. The change of use from a personal services establishment to pet care facility is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Zoning Bylaw.

The proposed change of use with no exterior alterations other than signage have been reviewed by the Building Commissioner and found to be minor in nature. The parking requirements for a personal services use and a pet care facility are the same. 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.

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 March 15, 2021, an application was filed by Marsha Walion-Sheehy, pursuant to Section 7.3.6 [Administrative Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application"). The Town Planner reviewed the application and considered it complete on March 22, 2021.
2. On March 17, 2021, the Application was forwarded to the Building Commissioner for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval pursuant to Section 7.3.6 of the Westwood Zoning Bylaw.

3. On March 19, 2021, the Building Commissioner 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.
4. The subject property consists of approximately 41,362 SF located at 301-321 Washington Street and is shown as Map 23, Lot 080 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property"). This is a multi-tenanted one-story building and this space is addressed 311 Washington Street.
5. The Applicant proposes to undertake interior alterations for to sell pet supplies such as food and pet accessories, and offering grooming and washing services. No exterior changes are proposed except signage.
6. The property is located in the Local Business B (LBB) and Flexible Multiple Use Overlay District (FMUOD-6/Washington Street Business District). A pet care facility use is a permitted use and the change of use from the previous use of a personal services to pet care is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw
7. The required number of parking spaces for the former personal service use for the Firefly Yoga studio is the same at one space per 250 sq. ft. requiring a minimum of five (5) parking spaces for the 1,800 SF space after subtraction of storage areas. The building was permitted as a FMUOD special permit granted on April 25, 20216 which included shared parking of the 45 surface parking spaces at 301-321 Washington Street. Other tenants of the building have secured parking at the municipal lot on Washington Street.
8. 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 Sections 7.3.6 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 March 15, 2021:

Conditions of Approval:

1. Applicant shall apply to the building department for exterior signage and building permits for interior construction work.
2. Consistent with the Planning Board's April 25, 20216 FMUOD special permit approval condition #15 the sign shall have a wooden appearance.



Abigail McCabe, Town Planner

March 23, 2021

DATE