

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

David L. Atkins, Jr., Chair
Christopher A. Pfaff, Vice Chair
Michael L. McCusker, Secretary
Deborah J. Conant
Robert R. Gotti



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)
710-722 High Street – Global Montello Group Corp.
April 26, 2021

APPLICANT: Global Montello Group Corp.
800 South Street, Suite 500
Waltham, MA 02453

PROPERTY OWNERS: Abel Hobson Garner Family Properties, LLC
105 Chestnut Street
Needham, MA 02492

Global Montello Group Corp.
800 South Street, Suite 500
Waltham, MA 02453

PROPERTY LOCUS: 710 & 722 High Street
Westwood, MA 02090
Assessor's Map 14, Lots 128 & 130

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to merge the existing motor vehicle light service and retail sites at 710 & 722 Westwood, MA 02090 also known as Assessor's Map 14, Lots 128 & 130. The Applicant proposes to construct a 1,718 SF addition on the south side of the existing convenience store and adding a new fueling pump to create five dispensers, and expanding the canopy ~38 ft. at 710 High Street. The existing building and fuel dispensers at 722 High Street will be demolished. The project proposes three driveways on High Street with the center drive operating under signal control. A total of 18 parking spaces and one loading spaces and six electric car charging stations are proposed.

The front and developed portions of the property are in the Local Business A (LBA) zoning district and the rear portions are in the Single Residence c (SRC) zoning district, the Flexible Multiple Use Overlay District (FMUOD 7), Water Resources Protection Overlay District (WRPOD), and Wireless Communications Overlay District (WCOD). The alterations to the existing uses require a special permit from the Zoning Board of Appeals pursuant to Section 4.1.5.10 and the Retail Sales and Services use are permitted by Section 4.1.5.6 of the Zoning Bylaw. The proposed work is 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 March 8, 2021, an application was filed by or on behalf of Global Montello Group Corp., 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 March 18, 2021 and March 25, 2021. Notice of the public hearing was posted in the Westwood Town Hall commencing on March 11, 2021, and continuing through the opening of the public hearing on April 6, 2021. 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 March 12, 2021.
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 March 10, 2021.
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 April 6, 2021, 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 April 26, 2021 by a roll call vote.
5. Westwood Planning Board Members David L. Atkins, Robert R. Gotti, Christopher A. Pfaff, Deborah J. Conant, and Michael L. McCusker deliberated on the Application at a duly authorized meeting on April 26, 2021.

PROJECT FINDINGS:

1. The subject property consists of approximately 111,435 SF located at 710 & 722 High Street and is shown as Map 14 Lots 128 & 130 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").

2. Presently, the project area contains a motor vehicle light service and retail convenience store use with two curb cuts at 710 High Street and a motor vehicle service and motor vehicle general repair use with a building and gasoline dispensers with two curb cuts at 722 High Street.
3. The Applicant proposes to construct a 1,718 SF addition on the south side of the existing convenience store to create a total building area of ~4,242 SF and adding a new fueling pump to create five dispensers, and expanding the canopy ~38 ft. at 710 High Street. The existing building and fuel dispensers at 722 High Street will be demolished. The project proposes three driveways on High Street with the center drive operating under signal control. A total of 18 parking spaces and one loading spaces and six electric car charging stations are proposed.
4. The Project Site is located within the LBA and the rear portion of the lot is in the SRC zoning district. The developed portions of the property are in the LBA zone. The proposed site work and exterior alterations are subject to Environmental Impact Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw. A special permit from the Zoning Board of Appeals is required for the motor vehicle light service use pursuant to Section 4.1.5.10 and storage of hazardous materials in the WRPOD pursuant to Section 9.3.7.5.
5. The Board finds that the existing motor vehicle light service uses and the reduction from four curb cuts to three curb cuts within one-hundred fifty feet of a centerline of an intersecting street is an improvement. The reduction in driveways and redesign of the property is an improvement and the Board can waive the strict requirements of Section 6.1.25 [Driveways] limiting that there be no more than two access and egress points to any one parking area.
6. The Board finds the proposal for six (6) electric vehicle charging stations available to the public, the reduction of a curb cut, and the stormwater improvements to be consistent with the Town's goals as stated in the 2020 Comprehensive Plan.
7. 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 26, 2021, the following waivers are hereby granted by the Planning Board:

1. The Board voted to waive the requirement for submission of a presentation model under Section 7.3.7.7 of the Zoning Bylaw. The Applicant provided site plans, elevations and drawings adequate to visualize the proposed project.
2. The Board finds that the existing motor vehicle light service uses and the reduction from four curb cuts to three curb cuts within one-hundred fifty feet of a centerline of an intersecting

street is an improvement. The reduction in driveways and redesign of the property is an improvement and the Board can waive the strict requirements of Section 6.1.25 [Driveways] limiting that there be no more than two access and egress points to any one parking area.

3. The Board finds the Applicant's request for relief from the requirement for the 2.5 ft. cover over a pipe drain line cover due to existing connection to the High Street system.

DECISION:

On April 26, 2021, the Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by 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 March 10, 2021 and revised and supplemental material continuing through the close of the public hearing on April 26, 2021. The Board reviewed the final revised plans entitled "Proposed Site Plan Documents Global Proposed Convenience Store and Fueling Station Improvements" prepared by Bohler Engineering of Southborough, revised through April 16, 2021 containing 17 sheets, and all other supplemental material listed below, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

Prior to Issuance of Building Permits:

1. Applicant shall update the site plans last revised April 16, 2021 to propose precast concrete curb where the extruded concrete curb is shown and provide an annotation that the sanitary sewer and domestic water service lines maintain a minimum 2 ft. separation in compliance with DWWD per comment #77 in the PSC Memorandum from Thomas C. Houston dated April 23, 2021.
2. Applicant shall submit an Approval Not Required (ANR) Plan to the Planning Board combining the two lots. Proof of recording at the Registry of Deeds shall be submitted to the office of the Planning Board prior to issuance of a building permit.
3. Prior to the issuance of a building permit, Applicant shall submit mechanical equipment details for the rooftop and ground mounted equipment demonstrating compliance with Section 6.6 [Noise] of the Zoning Bylaw with maximum limit of 60 decibels between 7:00 am and 9:00 pm, and maximum of 55 decibels between 9:00 pm and 7:00 am.
4. Applicant shall submit to Town Planner any details and description of any energy efficient technology or fixtures.
5. Prior to issuance of a building permit, Applicant shall submit a Construction Management Plan to the Town Planner, Town Engineer, and Police Department that includes traffic controls and on-site measures to minimize trips during construction.

During Construction:

6. The Applicant/Owner is responsible for hiring a Licensed Site Professional (LSP) to supervise the removal and disposal of any contaminated soil associated with the underground tanks and soil disturbance.
7. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

Prior to Occupancy:

8. All landscaping shall be installed prior to issuance of a Certificate of Occupancy, except that, if the building is otherwise ready for occupancy after mid-November and prior to mid-April, the Proponent may be issued a conditional Certificate of Occupancy until installation of plantings in the next available growing season. Any plantings that do not survive shall be replaced in-kind.
9. A final As-Built Plan shall be submitted in PDF and AutoCAD format to the Town Planner prior the issuance of a Certificate of Occupancy. The As-Built Plan shall show all structures, parking spaces, walkways, landscaping, pavement markings, site features, and utilities.
10. The Town Planner and Town's engineering service shall perform a final site inspection to verify compliance with the board's final approval and final approved plans prior to issuance of a final certificate of occupancy.
11. Applicant shall be responsible for the cost of restriping on High Street if a two-way left turn lane is determined to be a necessary improvement by the Town's transportation engineer and the Select Board. Funds in the amount of \$10,000 for re-striping shall be submitted and held in an escrow account. If after one year of the certificate of occupancy the Town's transportation engineer and the Select Board determine the two-way left turn is not needed, the funds shall be returned to the Applicant.

Post Construction and On-Going:

12. Exterior lights, other than security lighting, shall be turned off within an hour after the close of business.
13. There shall be at least one trash and recycling receptacle outside the building and the property shall be cleaned daily.
14. The dumpster enclosure shall be constructed of a solid gated enclosure of wood or vinyl and located on a concrete pad and comply with Westwood Board of Health Regulations for a solid enclosure. The enclosure shall be replaced and maintained by the owner as needed.
15. The existing fence shall be replaced and repaired as needed by the owner.
16. 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. Applicant is responsible for filing with the Zoning Board of Appeals for the required special permits, the Conservation Commissioner for the

stormwater review, and the Board of Health for retail food, tobacco permits, and underground tanks.

17. This EIDR Approval shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant thereof. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant. In the case of the EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial progress of the approved activity.
18. Any alterations, modifications, deletions or changes to this EIDR Approval shall be requested in writing to the Town Planner prior to implementation. Changes considered de minimis by the Building Commissioner may be accepted as a note to the file, changes considered minor pursuant to Section 7.3 of the Zoning Bylaw may be required to file an Administrative EIDR pursuant to Section 7.3.6, or return to the Planning Board as a request for a minor modification at a publically posted Planning Board meeting. Alterations determined to be major, shall return to the Planning Board as a formal amendment and new public hearing with the Planning Board.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicant in the Planning Office and the Office of the Town Clerk on March 10, 2021 and through the close of the public hearing on April 26, 2021. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application completed by Lauren Sagaser, dated March 8, 2021, application form, existing condition photographs, narrative (PB-21-4).
2. Exterior Lighting Plans prepared by Red Leonard Associates, for ALLTOWN Westwood, dated January 3, 2020, six sheets.
3. Electronic submission of exterior materials board, visuals, dated March 4, 2021.
4. Waiver request for presentation model requirement, submitted by Lucien M. Distefano, dated March 8, 2021.
5. Elevations and Signage Details for ALLTOWN Fresh, prepared for Global Partners, dated February 25, 2021 (4 sheets).
6. Civil Site Plan set entitled "Proposed Site Plan Documents for Proposed Convenience Store and Fueling Station Improvements", prepared by Bohler Engineer, prepared for Global, dated December 27, 2020, revised through March 12, 2021 (19 sheets).
7. Traffic Impact and Access Study for Alltown Retail Convenience Center – Westwood, Massachusetts, Prepared for Kevin Doyle, Prepared by Rebecca L. Brown and Douglas S. Halpert of GPG Greenman-Pedersen, Inc., RE: Traffic Impact Assessment, dated March 5, 2021, 263 pages.
8. Drainage Report for Global Partners LP, Prepared by Bohler, dated March 12, 2021, 106 pages.
9. Staff Review Comments from View Permit for 710 High Street, dated April 2, 2021.
10. Memorandum from Thomas S. Houston, PE, AICP of PSC, PC, to Westwood Planning Board, Subject: Peer Review of the First Submittal, dated April 1, 2021.
11. Applicant's response to comments to Planning Board, from Lucien M. DiStefano of Bohler, dated April 19, 2021.
12. Applicant's response to traffic comments from GPI, Subject: Response to Comments – Peer Review, dated April 16, 2021 (199 pages).

13. Revised Drainage Report for Global Partners LP, for Proposed Convenience Store and Fueling Station Improvements, prepared by Bohler, dated March 12, 2021 (115 pages).
14. Revised Lighting and Detail Plan prepared by Redleonard Associates, for ALLTOWN, revised through April 21, 2021 two sheets.
15. Revised site plan set entitled "Proposed Site Plan Documents Global Proposed Convenience Store and Fueling Station Improvements", prepared by Bohler dated December 27, 2021, and last revised April 16, 2021 (17 sheets).
16. Revised signage package entitled "Elevations and Signage Details" for ALLTOWN Fresh, for Global Partners, dated April 14, 2021 (3 sheets).
17. Revised staff comments for 710 High Street from View permit revised April 23, 2021.
18. Memorandum from Thomas C. Houston, PE, AICP, to Westwood Planning Board, Subject: Evaluation of Peer Review Responses and Review of Second Submittal, dated April 23, 2021.

RECORD OF VOTE

The following members of the Planning Board voted on April 26, 2021 to grant EIDR Approval for the abovementioned Project: David L. Atkins, Robert R. Gotti, Christopher A. Pfaff, Deborah J. Conant, and Michael L. McCusker.

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



Abigail McCabe
Town Planner
April 27, 2021