

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS



David L. Atkins, Jr., Chair  
Christopher A. Pfaff, Vice Chair  
Michael L. McCusker, Secretary  
Deborah J. Conant  
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**PLANNING BOARD**

**NOTICE OF DECISION**

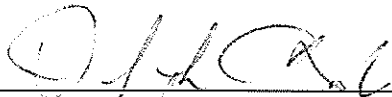
In compliance with Chapter 40A of the General Laws of the Commonwealth of Massachusetts, you are hereby notified that the Westwood Planning Board has, by a vote of 5 in favor and 0 opposed, voted to **grant** the application of Salvatore Frangiosa, as voted on April 26, 2021, and filed in the Office of the Town Clerk on March 12, 2021, requesting Planning Board Special Permit pursuant to Section 6.1.9 [Reduction of Required Minimum Number of Parking Spaces] and an Environmental Impact and Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw to grant relief from the minimum parking requirements at 384 Washington Street.

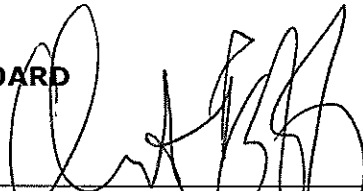
**LAND AFFECTED:** 384 Washington Street (Assessors' Map 23, Lot 220)

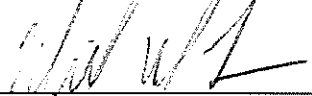
The Planning Board hereby certifies that attached hereto is a true and complete copy of the Board's decision and that said decision and any plans referred to therein have been filed with the Planning Board.

Appeals, if any, shall be made pursuant to Section 17 of said M.G.L. Chapter 40A and shall be filed within twenty (20) days after the filing of a copy of the decision in the office of the Town Clerk.

**WESTWOOD PLANNING BOARD**

  
\_\_\_\_\_  
David L. Atkins, Jr., Chair

  
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Christopher A. Pfaff, Vice Chair

  
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Michael L. McCusker, Secretary

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Deborah J. Conant

  
\_\_\_\_\_  
Robert R. Gotti

Dated: April 26, 2021

**DECISION OF THE PLANNING BOARD  
SPECIAL PERMIT  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW**

**APPLICANT:** Salvatore Frangiosa  
98 Walnut Avenue  
Norwood, MA 02062

**PROPERTY OWNER:** J. Lambriandis Trust  
c/o Lambrian Construction  
420 Turnpike Street  
Canton, MA 02021

**PROPERTY LOCUS:** 384 Washington Street (Assessor's Map 23, Lot 220)

**BACKGROUND AND PROJECT SUMMARY**

Applicant is proposing a retail sales and services use to sell granite monuments at 384 Washington Street, Westwood, MA 02090 also known as Assessor's Map 23, Lot 220. The property is currently vacant with limited on-site parking. Proposed exterior changes include repair of cracks, new paint, parking space painting, and directional signage. Applicant sought relief from the minimum parking requirements pursuant to Section 6.1.9 [Reduction of Required Minimum Number of Parking Spaces] to allow seven (7) parking spaces when eleven (11) is required. Application was subject to Environmental Impact and Design Review (EIDR), pursuant to Section 7.3 of Westwood Zoning Bylaw. The property is in the Local Business B (LBB) zoning district and the Flexible Multiple Use Overlay District (FMUOD6).

**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 11, 2021, an application was filed by Salvatore Frangiosa, for exterior paint and wall repair to an existing building subject to Environmental Impact and Design Review pursuant to Section 7.3 and Special Permit application pursuant to Section 6.1.9 for Reduction of Required Spaces 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 and 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 12, 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 12, 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 Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law MGL C. 30A, Section 18 the Board Members participated in the meeting remotely through phone and video. On April 6th, the Planning Board voted to continue the public hearing to Tuesday, April 26, 2021. On April 6, 2020 the public hearing was through remote participation through Zoom consistent with the Governor's March 12 Order and the March 23, 2020 Emergency Order imposing strict limitations on number of people that may gather in one place in response to the COVID-19 outbreak and state of emergency.
5. Westwood Planning Board Members David L. Atkins Jr., Christopher A. Pfaff, Deborah J. Conant, Robert R. Gotti and Michael L. McCusker deliberated on the Application at a duly authorized meeting on April 6, 2021 and on April 26, 2021.

#### **PROJECT FINDINGS:**

1. The subject properties consist of approximately 7,183 S.F. located at 384 Washington Street and is shown as Map 23, Lot 220 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. Presently, the property is currently vacant with an existing building and limited on-site parking. The existing building is ~2,500 SF constructed in 1964 and the property is 7,182 SF and is currently non-conforming in relation to parking requirements.
3. The Applicant proposes a retail services use to sell granite monuments at 384 Washington Street on an appointment basis. The premises will be used as a showroom and salesroom for cemetery monuments to customers. Exterior changes include repair of cracks, new paint, parking lot striping, directional signage, and new wall signage. Applicant seeks relief from the minimum parking requirements and to waive the Planning Board's vehicle parking design standards to allow seven (7) parking spaces when eleven (11) spaces required (relief of four (4) spaces).

4. The Project Site is located within the Local Business B (LBB) zoning district. The proposed retail sales and services use is permitted by-right in the Local Business B zone, subject to Environmental Impact Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw for a change of use and parking and circulation alternations.
5. The project proposes a total of seven (7) parking spaces on-site at 384 Washington Street. The Westwood Zoning Bylaw parking requirements of Section 6.1 requires eleven (11) spaces at 384 Washington Street. Project requires relief of four (4) parking spaces, pursuant to Section 6.1.9 Reduction of Required Minimum Number of Parking Spaces.
6. Applicant proposes one to two employees on the premises and anticipates not needing more than three parking spaces for customers at one time. The nature of the business is by appointment only and timing of customers can be staggered throughout the day, lowering the parking demand. No fabrication on the monuments will be performed on site.
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 Sections 7.3, 6.1.10 and/or Section 6.1.12 of the Westwood Zoning Bylaw.

**WAIVERS:**

The Planning Board considered requests for the specific waivers listed below, and determined that such waivers were not necessary for this proposal for a change of use within an existing building with minor exterior changes. The following waivers are hereby granted by the Planning Board:

1. The Board voted to waive the strict requirement of submission of the presentation model under Section 7.3.7.7 of the Westwood Zoning Bylaw.
2. The Board voted to waive the strict requirement of traffic study under Section 7.3.7.3 of the Westwood Zoning Bylaw.
3. The Board voted to waive the strict requirement of Section 7.3.7.2 requiring the submission of an exterior lighting plan finding this not to be necessary for this project.
4. The Board voted to waive the strict requirement for a storm drainage report including drainage calculations for runoff required by Section 7.3.7.1.6 of the Zoning Bylaw finding no stormwater increase to be anticipated with this project.

5. To allow tandem parking and parking that does not meet the full requirements of the Planning Board's Automobile Parking Design Standards adopted on June 12, 2018.

**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 5 in favor and none (0) opposed, hereby **grants** the Special Permit and Environmental Impact and Design Review **Approval** pursuant to Sections 7.3 and 6.1.9 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor filed in the office of the Town Clerk on March 12, 2021 and through the closing of the public hearing on April 26, 2021, subject to the Conditions stated herein, all of which are an integral part hereof:

**CONDITIONS OF APPROVAL:**

1. There shall be no outside storage or display of merchandise.
2. The parking spaces shall be striped, the paving arrow, and signage identifying the one way in and one way out shall be installed as shown on the proposed parking plan Option 3 Sheet L3 prepared by Richard Alvord Architects entitled "Tenant Improvement 384 Washington St, Westwood, MA" with the increased size of the northern parallel parking spaces to accommodate an accessible space prior to an occupancy permit.
3. This special permit and EIDR granting relief of four (4) parking spaces and parking as shown on the plan shall only be permitted for this use and is not transferrable to a future use or future tenant.
4. Employees shall not park in the front spaces of the building.
5. There shall be no more than seven (7) vehicles on site at any one time. The operation shall be by appointment only.
6. The catch basin shall be cleaned prior to occupancy and cleaned as needed (typically twice per year in the fall and spring).
7. In minor snow events the lot should be cleared with storage in the rear corners not to impact parking and vehicle flow. Applicant shall remove snow from the site in major snow events.
8. Applicant shall revise the plan sheet L3 prepared by Richard Alvord Architects entitled "Tenant Improvement 384 Washington ST, Westwood, MA" to show:
  - a. Bollards, curb stops, or a curb along the front of the building for protection;
  - b. Shift the two parallel spaces to the south and north to allow room for pedestrian access in front of the door;
  - c. Increase the size of the northern parallel space to accommodate an accessible space, and it shall be signed if required.

## 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 March 12, 2021. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application, existing conditions photographs, owner authorization, and project description prepared by Salvatore Frangiosa for 384 Washington Street, dated March 11, 2021, and received by the Town Clerk and Planning Department on March 12, 2021.
2. Plan entitled "Building Renovations 384 Washington Street Westwood, MA", prepared and stamped by Richard Alvord Architects of Roslindale, MA, dated November 11, 2019.
3. Applicant Supplemental Finding of Facts for Parking Relief prepared by Daniel Hern Jr. dated April 5, 2021.
4. Memorandum from Phil Paradis of BETA Engineering to Abigail McCabe, Subject: 384 Washington Street EIDR- and Special Permit for Reduced Parking, dated April 1, 2021.
5. Staff review comments from View Permit titled "384 Washington Street" dated April 2, 2021.
6. Email from David Hern to Abigail McCabe, Subject: FW: Washington Street Westwood Planning Board, dated April 6, 2021.
7. Plan entitled "Tenant Improvement 384 Washington Street, Westwood, MA", prepared by Richard Alvord Architects, Option Three Sheet L3 Proposed Parking Plan, Option One Sheet L1 Proposed Parking Plan, and Option Two Sheet L2 Proposed Parking Plan.
8. Front and Side View Preliminary Signage and Display images.
9. Applicant's Statement Regarding Considerations for the Special Permit granting Authority with Respect to Request for Reduction of Requirement Minimum Number of Parking Spaces Premises at 384 Washington Street, Westwood, Massachusetts, prepared by David Hern, Jr. Esquire, dated April 5, 2021.

## RECORD OF VOTE

The following members of the Planning Board voted by a roll call vote on April 26, 2021 to **grant** EIDR and Special Permit Approval for the abovementioned project as amended by the conditions: David L. Atkins Jr., Christopher A. Pfaff, Deborah J. Conant, Robert R. Gotti and Michael L. McCusker.

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



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Abigail McCabe, Town Planner

May 6, 2021