

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chair
David L. Atkins, Jr., Vice Chair
Kathleen Wynne, Secretary
Ellen Larkin Rollings
Thomas P. McCusker



Abigail McCabe, Town Planner
amccabe@townhall.westwood.ma.us
(781) 251-2581

Karyn Flynn, Planning & Land Use
Specialist
kflynn@townhall.westwood.ma.us
(781)-767-6344

PLANNING BOARD

ADMINISTRATIVE APPROVAL
ADMINISTRATIVE ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
805 High Street – Jennifer LaCroix
August 26, 2021

APPLICANT: Jennifer LaCroix
49 Peach Street
Braintree, MA 02184

PROPERTY OWNER: Patco Properties, LLC
49 Dawson Drive
Needham, MA 02494

PROPERTY LOCUS: 805 High Street, Unit 102
Westwood, MA 02090
Assessor's Map 14, Lot 142

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to making interior renovations at the ~400 sq. ft. space for a hair salon in unit 102 at 805 High Street in Westwood, MA 02090. No exterior alteration is proposed with this application. The property is located in the Local Business A (LBA) zoning district. Said facility use for personal services establishment is permitted in the LBB. The change of use from an Office of a Health Care Professional establishment to a hair salon, which is considered a Personal Service Establishment is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed change of use involves interior changes with no exterior alterations have been reviewed by the Building Commissioner and found to be minor in nature. 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 August 23, 2021, an application was filed by Jennifer LaCroix, pursuant to Section 7.3 [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 August 24, 2021.
2. On August 24, 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 August 25, 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 15,869 SF located at 805 High Street and is shown as Map 14, Lot 142 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant proposes to undertake interior alterations to use the ~400 SF space as a hair salon that will include two rooms, restroom, sink, shelves, for two styling stations, and storage closet.
6. The property is located in the Local Business A (LBA) zoning district 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 proposed use requires two parking a minimum of two off street parking spaces is provided, meeting the minimum required parking spaces. The parking requirement is the same for the most previous use.
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 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 August 23, 2021.

Conditions of Approval:

1. Applicant shall apply to the building department for any proposed exterior signage or building permits for interior construction work.
2. The exterior dumpster shall be screened from view with a fenced gated enclosure consisting of wood or vinyl. Chain-link is prohibited.



Abigail McCabe, Town Planner

DATE: August 26, 2021