

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

ADMINISTRATIVE APPROVAL
ADMINISTRATIVE ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
16 Southwest Park
October 21, 2021

APPLICANT: John Foulsham
115 Gridley Street
Quincy, MA 02169

PROPERTY OWNER: 12-16 Southwest Park Realty LLC
16 Southwest Park
Westwood, MA 02090

PROPERTY LOCUS: 16 Southwest Park
Westwood, MA 02090
Assessor's Map 17, Lot 061

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to remove the concrete stairs in the rear/north side of the building to replace with a five-foot-wide accessible ramp at 16 Southwest Park in Westwood, MA 02090. The property is located in the Highway Business (HB) zoning district. Said facility use for personal services establishment is permitted in the LBB. The exterior change to a commercial, industrial, or institutional building is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed exterior alteration for the accessible ramp has 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 October 18, 2021 an application was filed by John Foulsham, 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 October 19, 2021.
2. On October 19, 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 October 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 42,253 SF located at 12-16 Southwest Park and is shown as Map 17, Lot 061 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant proposes to remove the existing concrete staircase and replace with a five-foot-wide accessible ramp with a guard rail on the north side of the building in the rear.
6. The property is located in the Highway Business (HB) zoning district is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 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 October 19, 2021:



Abigail McCabe, Town Planner

October 21, 2021

DATE