

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

ADMINISTRATIVE APPROVAL
ADMINISTRATIVE ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
930 High Street – Rob DeLano for Bark & Buzz
February 8, 2022

APPLICANT: Rob DeLano
42 Olde Farm Lane
Brockton, MA 02301

PROPERTY OWNER: 930 High Street
Plaza at 922-938 High Street
Westwood, MA 02090

PROPERTY LOCUS: 922-938 High Street, Tenant Unit #930
Westwood, MA 02090
Assessor's Map 21, Lot 34

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to occupy the ~1,500 Sq. Ft. space for a dog grooming at 930 High Street in Westwood, MA 02090. No exterior alteration other than signage is proposed with this application. The property is located in the Local Business A (LBA) zoning district. Said facility use for a Pet Care Facility establishment use is permitted in the LBB. The change of use from a gym/personal services establishment to pet care facility is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood 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. 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 January 20, 2022, an application was filed by Rob DeLano, 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 February 3, 2022.
2. On February 7, 2022, 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 February 7, 2022, 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 .39 acres located at 922-938 High Street in unit #930 and is shown as Map 21, Lot 34 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant proposes to undertake non-structural interior alterations for to occupy the ~1,500 sq. ft. space for a dog grooming use.
6. The property is located in the Local Business A (LBA) and the change of use from a personal service use to a pet care facility is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw. The pet care use is permitted in the LBA, pursuant to Section 4.1.5.18 of the Zoning Bylaw.
7. The required number of parking spaces for the proposed use requires a minimum of six (6) off-street parking spaces same as the previous use. The property has 25 striped parking spaces on site, meeting the minimum required parking spaces.

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 January 20, 2022:

Conditions of Approval:

1. Any future change of use at the property shall be requested in writing to the Building Commissioner. Any uses or proposed alterations that increases the number of minimum parking spaces required at the property may require an updated site plan and parking calculations be submitted to the Town Planner and Building Commissioner. If minimum parking requirements can not be met on site, an Environmental Impact and Design Review application to the Planning Board will be required.
2. This approval does not approve the use of overnight boarding of animals.
3. Applicant shall apply to the building department for any proposed exterior signage and building permits for any interior construction work.



Abigail McCabe, Town Planner

February 8, 2022
DATE