

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

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PLANNING BOARD

UAMUD SPECIAL PERMIT DECISION

MASTER DEVELOPMENT PLAN MODIFICATION PURSUANT TO SECTIONS 9.7.12.14 AND 10.3

APPLICANT: Brian Dugdale on behalf of 200 Station Owner LLC
Goulston & Storrs
400 Atlantic Avenue
Boston, MA 02110

PROPERTY OWNER: 200 Station Owner LLC
c/o New England Development
75 Park Plaza, Third Floor
Boston, MA 02116

PROPERTY LOCUS: Assessor's Map 33, Lot 14

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to modify the University Station Master Development Plan (MDP) for the University Station project (the "Project"), which MDP was originally approved pursuant to Article 1 of the May 6, 2013 Special Town Meeting, subsequently modified by vote of the Planning Board on April 11, 2017, further modified by Administrative Approval on January 24, 2019, and further modified by vote of the Planning Board on April 23, 2019.

The current modifications to the MDP herein approved specifically affect a portion of Development Area A on the Modified Master Development Plan, also referred to as the "Upper Campus", more particularly described as a 2.74-acre parcel shown on Assessor's Map 33, Lot 14, located along the southern side of Station Drive next to the Citizens Bank Office Building at 200 Station Drive within the University Avenue Mixed Use Overlay District (UAMUD). The MDP modifications involve an expansion of the Permitted Uses within Development Area A from "Office/R&D" to "Office/R&D; Hotel/Commercial Lodging", to permit a change from a previously proposed 3-story 45,000 sq. ft. office building to a five-story 75,000 sq. ft. hotel building. Said modifications also affect the proposed layout of associated parking and landscaped areas, and include an increase in the maximum number of hotel rooms within the development from 160 to 270.

The Applicant requests a Special Permit pursuant to Sections 9.7.12.14 [Master Development Plan Special Permit] and 10.3 [Special Permits] of the Westwood Zoning Bylaw to implement modifications to the MDP.

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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 on April 12, 2022, by a vote of five (5) in favor and none (0) opposed, voted to *grant* the application of Brian Dugdale of Goulston & Storrs, filed on behalf of property owner 200 Station Owner LLC, which application was filed with the Planning Board on February 17, 2022 and in the Office of the Town Clerk on March 1, 2022. Said application requests a Special Permit pursuant to Westwood Zoning Bylaw Sections 9.7.12.14 [Master Development Plan Special Permit] and 10.3 [Special Permits] for certain proposed modifications to the University Station Master Development Plan (MDP).

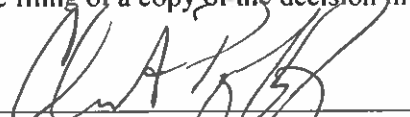
The University Station MDP was originally approved pursuant to Article 1 of the May 6, 2013 Special Town Meeting, subsequently modified by vote of the Planning Board on April 11, 2017, further modified by Administrative Approval on January 24, 2019, and further modified by vote of the Planning Board on April 23, 2019.

The current modifications to the MDP herein approved specifically affect a portion of Development Area A on the Modified Master Development Plan, also referred to as the "Upper Campus", more particularly described as a 2.74-acre parcel shown on Assessor's Map 33, Lot 14, located along the southern side of Station Drive next to the Citizens Bank Office Building at 200 Station Drive within the University Avenue Mixed Use Overlay District (UAMUD). The MDP modifications consist of revisions to the site layout, including an expansion of the Permitted Uses within Development Area A from "Office/R&D" to "Office/R&D; Hotel/Commercial Lodging", to permit a change from a previously proposed 3-story 45,000 sq. ft. office building to a five-story 75,000 sq. ft. hotel building. Said modifications also affect the proposed layout of associated parking and landscaped areas, and include an increase in the maximum number of hotel rooms within the development from 160 to 270.

LAND AFFECTED: Assessor's Map 33, Lot 14

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.

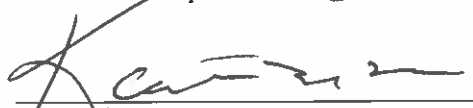
Appeals, if any, shall be made pursuant to Section 17 of said M.G.L. Chapter 40A and shall be filed within twenty (20) days after the filing of a copy of the decision in the office of the Town Clerk.



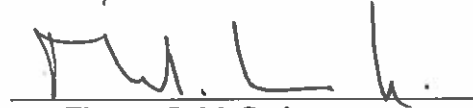
Christopher A. Pfaff, Chairman



David L. Atkins, Jr., Vice Chair



Kathleen Wynne, Secretary



Thomas P. McCusker



Ellen Larkin Rollings

UAMUD Master Development Plan Modification Special Permit – April 12, 2022
200 University Station LLC c/o New England Development
50 Carby Street • Westwood, MA 02090

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants with the Planning Board on February 17, 2022 and in the Office of the Town Clerk on March 1, 2022 and supplemental documents received through the close of the public hearing on April 12, 2022. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Cover letter dated February 17, 2022 from Brian Dugdale, Esq. to Westwood Planning Board, consisting of three (3) pages;
2. Project Narrative document titled “Application for Master Development Plan Special Permit, University Station, Master Development Plan, within the University Avenue Mixed Use District”, submitted to Westwood Planning Board by 200 Station Owner LLC, dated February 17, 2022, consisting of seventeen (17) pages;
3. Plan titled “University Avenue Mixed Use District, Modified Master Development Plan” prepared by Tetra Tech, dated December 11, 2012 and revised through February 17, 2022, consisting of one (1) sheet labelled C-101 (the “Modified Master Development Plan”);
4. Plan titled “University Station, Development Area A of the University Station Master Development Plan, Phase II Master Site Layout Plan” prepared by Tetra Tech, dated February 17, 2022 and revised through April 1, 2022, consisting of one (1) sheet labelled C-900 (the “Development Area A Plan”);
5. Technical memorandum from Tetra Tech to Westwood Planning Board, Subject: University Station - Modified Master Development Plan, Updated Drainage and Utility Summary, dated February 17, 2022, consisting of ninety-nine (99) pages;
6. Traffic Study Update, prepared by Jeffrey Dirk of Vanasse & Associates, Inc., dated February 17, 2022, consisting of nine (9) pages;
7. Fiscal Impact report titled Fiscal Impact Analysis, Special Permit Application, 100 Station Drive, prepared by Fougere Planning & Development, Inc., dated February 17, 2022, consisting of four (4) pages;
8. Memorandum from Merrick Turner of BETA Group to Westwood Planning Board, Subject: University Avenue - Application for Master Redevelopment Plan Special Permit, dated March 9, 2022, consisting of four (4) pages;
9. Memorandum from RKG Associates to Abby McCabe, Town Planner, subject: Peer Review – Fiscal Impact of University Station Development, Area A, dated March 17, 2022, consisting of four (4) pages;
10. All material and testimony taken through the conclusion of the public hearing on April 12, 2022.

STATEMENT OF 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, public comments, and comments from all other interested parties, the Town of Westwood Planning Board makes the following procedural findings and project findings:

PROCEDURAL FINDINGS:

1. An application requesting a Planning Board UAMUD Special Permit pursuant to Westwood Zoning Bylaw Sections 9.7.12.14 [Master Development Plan Special Permit] and 10.3 [Special Permits] was filed by Brian Dugdale of Goulston & Storrs, on behalf of 200 Station Owner LLC, with the Planning Board on February 17, 2022, and in the Office of the Town Clerk on March 1, 2022 (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 *Westwood Hometown Weekly*, a newspaper of general circulation in Westwood, on Thursday, March 10, 2022 and again on Thursday, March 17, 2022. Notice of the public hearing was posted with the Westwood Town Clerk at the Westwood Town Hall on February 28, 2022 and continuing to the opening of the public hearing on April 12, 2022. Said notice of public hearing was mailed to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on February 28, 2022.
3. 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 12, 2022, 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 Governor Baker’s February 15, 2022 order extending certain COVID-19 related measures, including an extension of the remote meeting provisions of the Governor’s March 12, 2020 Executive Order Suspending Certain Provisions of the Open Meeting Law MGL C. 30A, §18 to allow for remote meeting participation until July 15, 2022. 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 on April 12, 2022. After hearing from all parties wishing to speak in favor of or opposed to the Application, the Planning Board closed the hearing by a roll call vote on the same evening.
4. Westwood Planning Board Members Christopher A. Pfaff, David L. Atkins, Thomas P. McCusker, Ellen Larkin Rollings, and Kathleen Wynne deliberated on the Application at a duly authorized meeting on April 12, 2022.

PROJECT FINDINGS:

1. **Section 9.7.12.14 Findings.** The Planning Board finds that the proposed MDP modifications replacing the previously approved office building in Development Area A with the proposed hotel buildings in Development Area A, and associated changes to parking and landscape features, and increase in the maximum number of hotel rooms within the development from 160 to 270, are consistent with the requirements and standards set forth in Section 9.7 of the Zoning Bylaw and do not have a material adverse effect on the overall design and implementation of the UAMUD project.
2. **Section 10.3 Findings.** The Planning Board finds that the beneficial impacts of the proposed MDP modifications outweigh any potential adverse effects of the proposed modifications, and such modifications are consistent with standards set forth in Section 10.3 of the Zoning Bylaw as follows:

- a. **Social, economic or community needs which are served by the proposal.** The proposed MDP modifications allow for an accelerated completion of the commercial components within Development Area A of the UAMUD. A Project Development Review for the proposed hotel has been submitted to the Planning Board. Development will allow for greater economic growth within the UAMUD and for an increase in the town's commercial tax valuation. Additional tax revenue will be generated by the Project.
- b. **Traffic flow and safety, including parking and loading.** The change from a 3-story 45,000 sq. ft. office building to a 5-story 75,000 sq. ft. hotel building in Development Area A is not expected to generate additional traffic. The proposed modifications include a new parking and site layout plan for the proposed hotel in Development Area A.
- c. **Adequacy of utilities and other public services.** Material changes to the project's proposed utility infrastructure are not anticipated with the proposed modifications.
- d. **Neighborhood character, aesthetics and social structures.** The proposed modifications do not include material changes to the Project's proposed common areas or public gathering spaces. Development Area A will remain accessible to other portions of the development, including retail, hotel, restaurant, and open space components.
- e. **Impacts to the natural environment.** Updated stormwater reports and calculations submitted with the Application confirm that the stormwater management system will remain consistent with the University Stormwater Management Report.
- f. **Potential fiscal impact, including impact on Town services, tax base and employment.** Although the development program for Development Area A is hereby altered, the development program within Development Area A and for the Project as a whole remains fiscally positive. The current build-out at 90% completion generated more revenue in annual real estate taxes than estimated for the entire Project in connection with the original Master Development Plan at the time of Project approval in 2013. The proposed reconfiguration of commercial uses in Development Area A will further accelerate the realization of additional net-positive fiscal benefit from the Project.

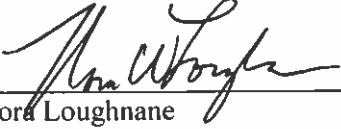
DECISION

At a meeting of the Westwood Planning Board held on April 12, 2022, the Board evaluated the Application in relation to the above Findings, and as the approving authority, on a motion made by Thomas P. McCusker, seconded by Kathleen Wynne, the Board by a vote of five (5) in favor and none (0) opposed, voted to *grant* a Special Permit for the Modification of the University Station Master Development Plan (MDP) modifications to replace the current MDP, which was originally approved pursuant to Article 1 of the May 6, 2013 Special Town Meeting, subsequently modified by vote of the Planning Board on April 11, 2017, further modified by Administrative Approval on January 24, 2019, and further modified by vote of the Planning Board on April 23, 2019, with a new MDP titled "University Avenue Mixed Use District, Modified Master Development Plan" prepared by Tetra Tech, dated December 11, 2012 and revised through February 17, 2022, (Sheet C-101), as described above and in the application therefor filed with the Planning Board on February 17, 2022 and in the office of the Town Clerk on March 1, 2022.

RECORD OF VOTE

The following members of the Planning Board voted on April 12, 2020 to *grant* Special Permit Approval of the University Station Modified Master Development Plan: Christopher A. Pfaff, David L. Atkins, Thomas P. McCusker, Ellen Larkin Rollings, and Kathleen Wynne.

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



Nora Loughnane
Director of Community & Economic Development
May 2, 2022