

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chair  
Ellen Larkin Rollings, Vice Chair  
Kathleen Wynne, Secretary  
Joshua C. Ames  
Philip M. Giordano



Nora Loughnane, Director  
[nloughnane@townhall.westwood.ma.us](mailto:nloughnane@townhall.westwood.ma.us)  
(781) 251-2595

Grant McGregor, Planning Administrator  
[gmcgregor@townhall.westwood.ma.us](mailto:gmcgregor@townhall.westwood.ma.us)  
(781) 251-2598

Tiana Malone, DCED Administrative Assistant  
[tmalone@townhall.westwood.ma.us](mailto:tmalone@townhall.westwood.ma.us)  
(781) 320-1366

**PLANNING BOARD**

**UAMUD DECISION**  
**PROJECT DEVELOPMENT REVIEW (PDR) APPROVAL**

**APPLICANT:** Steve Breidenbach, Villa Lighting  
2929 Chouteau Avenue  
St. Louis, MO 63103

**PROPERTY OWNER:** Target Corporation  
P.O. Box #9456  
Minneapolis MN 55440-9456

**PROPERTY LOCUS:** 221 University Avenue  
Assessors Map 33, Parcel 12

**PROJECT SUMMARY**

The proponent proposes to replace existing LED exterior light fixtures associated with the Target Store property at 221 University Avenue, Westwood, MA 02090, also known as Assessor's Map 33, Lot 12, with new, more energy efficient, LED exterior light fixtures with motion sensors, and proposes to control the timing of illumination of said light fixtures independently from the timing of the illumination of exterior light fixtures throughout the University Station Core Retail Area. The Project includes an existing one-story, 133,810 sq. ft. retail building with associated utility infrastructure and surface parking. The property is located within the Industrial (I) zoning district and within the University Avenue Mixed Use Overlay District (UAMUD). The site is also located within the Water Resource Protection Overlay District (WRPOD).

**APPLICATION AND PLANS**

The Planning Board evaluated the Project Development Review (PDR) Application filed by or on behalf of the Applicant with the Planning Board on and in the Office of the Town Clerk on December 5, 2022, and supplemental documents received through the close of the public meeting on January 24, 2023. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. PDR Application, project description, existing conditions photographs, and waiver requests submitted by Michael Brown and received by the Town Clerk and Planning Department on May 10, 2022.
2. Project Narrative document titled, "Narrative Document", submitted to the Westwood Planning Board by Steve Breidenbach, Villa Lighting 2929 Chouteau Avenue, St. Louis, MO 63103, undated, consisting of two (2) pages;

3. Existing Conditions Site Plan titled “Existing Conditions Plan” prepared by Tetra Tech, 1 Grant Street, Framingham, MA 01701, dated February 6, 2014, consisting of seventeen (17) sheets, as follows:

Sheet V-111	Existing Conditions Plan;
Sheet C-101	Site Layout Plan;
Sheet C-111	Grading & Drainage Plan; and
Sheet C-121	Utility Plan; and
Sheet C-131	Building Walk-Around Plan; and
Sheet C-501	Detail Sheet; and
Sheet C-502	Detail Sheet; and
Sheet C-503	Detail Sheet; and
Sheet C-504	Detail Sheet; and
Sheet C-505	Detail Sheet; and
Sheet C-506	Detail Sheet; and
Sheet TSL-1	Target Photometric Plan; and
Sheet SL2.0	Target Store University Station; and
Sheet SL-3.0	Target Store University Station; and
Sheet L-100	Landscape Overall Plan; and
Sheet L-101	Landscape Plan; and
Sheet L-400	Landscape Details
4. Existing Conditions Photometric Plan titled “Target Photometric Plan” prepared by Tetra Tech, 1 Grant Street, Framingham, MA 01701, dated February 6, 2014, consisting of one (1) sheet.
5. Existing Conditions Light Fixture Specification Sheet, LED Lighting Data Sheet prepared by Crossover LED Lighting Technology (address unknown), Subject: LED Area Lights - Sterling® (XSB), dated March 21, 2014, consisting of two (2) pages.
6. Proposed Conditions Photometric Plan titled “Target – 2649, Westwood, MA” prepared by Villa Lighting, 2929 Chouteau Avenue, St. Louis, MO 63103, dated November 2, 2022, consisting of one (1) sheet.
7. Proposed Light Fixture Specification Document (Type 5WQ-07) prepared by Cooper Lighting Solutions 1121 Highway 74 South, Peachtree City, GA 30269, Subject: Area Product Features, dated June 14, 2022, consisting of nine (9) pages;
8. Proposed Light Fixture Specification Document (Type T3-05) prepared by Cooper Lighting Solutions 1121 Highway 74 South, Peachtree City, GA 30269, Subject: Area Product Features, dated June 14, 2022, consisting of nine (9) pages;
9. Proposed Light Fixture Specification Document (Type T4W-04) prepared by Cooper Lighting Solutions 1121 Highway 74 South, Peachtree City, GA 30269, Subject: Area Product Features, dated June 14, 2022, consisting of nine (9) pages;
10. Proposed Light Fixture Specification Document (Type T4W-06) prepared by Cooper Lighting Solutions 1121 Highway 74 South, Peachtree City, GA 30269, Subject: Area Product Features, dated June 14, 2022, consisting of nine (9) pages;
11. Letter from Merrick Turner, PE, BETA Group Inc., 315 Norwood Park South, Norwood, MA 02062, to Town of Westwood Planning Board, re: Target Project Development Review, dated December 22, 2022, consisting of three (3) pages;

12. All material and testimony taken through the conclusion of the public meeting on January 24, 2023.

## FINDINGS

After having reviewed all the plans and reports filed by the Proponent and its representatives; having considered the technical analysis, supplemental information provided during the course of the public meeting, 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 has determined that the PDR Application complies with the requirements of Section 9.7, and other applicable sections of the Zoning Bylaw. Specifically, the Planning Board makes the following Procedural Findings and Project Findings:

### PROCEDURAL FINDINGS:

1. On December 5, 2022, an application packet was filed by or on behalf of Steve Breidenbach, Villa Lighting, pursuant to Section 9.7 [University Avenue Mixed Use Overlay District (UAMUD) of the Westwood Zoning Bylaw with the Westwood Planning Board and the Town Clerk (hereinafter “Application”).
2. The Planning Board distributed 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, Historic Commission, Fire Chief, Police Chief and Acting Town Engineer electronically on November 30, 2022.
3. The Planning Board commenced its consideration of the Application at a properly noticed public meeting on January 4, 2023, and continued said review at a properly noticed public meeting on January 24, 2023. Both meetings were held in a remote format 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 meeting was held in accordance with the Governor’s March 12, 2020, Executive Order suspending certain provisions of the Open Meeting Law (MGL C. 30A, §18), currently extended through March 31, 2023. Said discussion was continued to January 24, 2023.
4. At all discussion sessions, 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. On January 3, 2023, and January 24, 2023, public comments were taken on the PDR Application.
5. Westwood Planning Board Members Joshua Ames, Philip Giordano, Ellen Larkin Rollings, and Christopher Pfaff were present for the discussion session on January 3, 2023. Westwood Planning Board Members Joshua Ames, Philip Giordano, Ellen Larkin Rollings, Kathleen Wynne, and Christopher Pfaff were present and deliberated on the PDR Application at a duly authorized meeting on January 24, 2023.

### PROJECT FINDINGS:

1. The subject property consists of approximately 8.6 acres, located at 221 University Avenue and is shown as Map 33, Lot 12 on the Westwood Board of Assessors’ Map (hereinafter “Project Site” or “Property”).

2. Presently, the site contains an existing one-story 133,810 sq. ft. retail building and associated parking lot. The Applicant proposes to replace existing LED exterior light fixtures associated with the Target Store property at 221 University Avenue, Westwood, MA 02090, also known as Assessor's Map 33, Lot 12, with new, more energy efficient, LED exterior light fixtures with motion sensors, and proposes to control the timing of illumination of said light fixtures independently from the timing of the illumination of exterior light fixtures throughout the University Station Core Retail Area.
3. The property is located within the Industrial (I) zoning district and within the University Avenue Mixed Use Overlay District (UAMUD). The site is also located within the Water Resource Protection Overlay District (WRPOD).
4. The proposed redevelopment of the Property is subject to Project Development Review (PDR), pursuant to Sections 9.7 of the Westwood Zoning Bylaw.
5. The Project, as described in the Application, Site Plan, Lighting Plan, and other related materials, and as modified by the conditions herein, materially conforms to the Modified Master Development Plan, which was approved by the Planning Board, pursuant to Section 9.7.12.14 of the Westwood Zoning Bylaw, on April 12, 2022;
6. 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 Section 9.7 of the Westwood Zoning Bylaw.
7. The Project, as modified by the conditions, complies with the requirements of Section 9.7 of the Westwood Zoning Bylaw.

## **DECISION**

At a meeting of the Westwood Planning Board held on January 24, 2023, the Board evaluated the Application in relation to the above Findings, and as the approving authority, on a motion made by Kathleen Wynne, seconded by Joshua Ames, the Board by a vote of five (5) in favor and none (0) opposed, voted to **grant** Project Development Review (PDR) Approval for the Project as described above and in the application therefor filed with the Planning Board and in the Office of the Town Clerk on December 5, 2022, and as shown on the Application and Plans listed herein, subject to the conditions set forth below:

## **CONDITIONS OF APPROVAL**

The approval of the abovementioned Application is subject to the following conditions:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. All Target-controlled parking lot light fixtures shall be fitted with photocell sensors which turn lights on upon detection of darkness prior to dusk and which turn lights off upon detection of lightness following dawn.

3. All Target-controlled parking lot light fixtures shall remain illuminated at 100% output from the photocell detection of darkness prior to dusk until thirty (30) minutes after the close of business of the Target store. All Target-controlled parking lot light fixtures, with the exception of any fixtures within 20-feet of the Access Drive, may then be reduced to a minimum of 45% output from thirty (30) minutes after the close of business of the Target store until thirty (30) minutes after the last close of business within the University Station Core Retail Area. Any Target-controlled light fixtures within 20-feet of the Access Drive shall remain illuminated at 100% output from the photocell detection of darkness prior to dusk until the photocell detection of lightness after dawn. (Note: The current last closing time is for Wegmans at 12:00 midnight, so all Target-controlled parking lot light fixtures, with the exception of any fixtures within 20-feet of the Access Drive, shall currently remain illuminated with at least 45% power from thirty (30) minutes after the close of business of the Target store until 12:30 am.)
4. All Target-controlled parking lot light fixtures shall be fitted with motion detection sensors which immediately increase illumination of fixtures to 100% output upon detection of pedestrian or vehicular motion in reasonable proximity to such fixtures for a minimum of ten (10) minutes.
5. All Project-related construction activities shall comply with the timeframes set forth in the Town's General Bylaws Chapter 292, for Noise and Construction, which allow such work Monday through Saturday between the hours of 7:00 a.m. and 7:00 p.m., and Sunday between the hours of 12:00 p.m. and 7:00 p.m.
6. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
7. This PDR Approval shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant thereof. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant. In the case of this Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial continued progress of the approved activity.

### RECORD OF VOTE

The following members of the Planning Board voted on January 24, 2023 to **grant** Project Development Review (PDR) Approval pursuant to Section 9.7.12.2.2 of the Westwood Zoning Bylaw for the abovementioned Application, subject to the Conditions stated above: Joshua Ames, Ellen Larkin Rollings, Philip Giordano, Kathleen Wynne, and Christopher Pfaff.

The following members of the Planning Board voted to **deny** Project Development Review (PDR) Approval pursuant to Section 9.7.12.2.2 of the Westwood Zoning Bylaw for the abovementioned Application: None.



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Nora Loughnane  
Director of Community & Economic Development  
January 26, 2023