

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

Received March 6, 2023@11:54AM  
Westwood Town Clerk

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

**PLANNING BOARD**  
**DECISION OF THE PLANNING BOARD**

**Limited Environmental Impact & Design Review (EIDR) Approval of an Exempt Use**

**APPLICANT:** Joshua Fink  
215 High Street  
Westwood, MA 02090

**PROPERTY OWNERS** Joshua M. Fink Trustee, Trust for Jal FT  
215 High Street  
Westwood, MA 02090

**PROPERTY LOCUS:** Assessor's Map 5, Lot 39

**BACKGROUND AND PROJECT SUMMARY**

An application filed by Joshua Fink, for a Limited Environmental Impact & Design Review (EIDR) Approval of an Exempt Use pursuant to Section 7.3 of the Westwood Zoning Bylaw for the purposes of altering a property containing an exempt agricultural use by removing several existing structures, constructing a substantial addition to an existing stable, relocating and expanding an existing outdoor riding area, constructing new and/or expanded parking facilities, replacing and/or adding new exterior lighting fixtures, and expanding an existing residential structure at 205-215 High Street, Westwood, MA 02090. The property is in the Single Family E (SRE) zoning district.

**STATEMENT OF FINDINGS**

**PROCEDURAL 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 and from all other interested parties, the Town of Westwood Planning Board makes the following procedural findings and project findings:

1. On January 6, 2023, an application requesting a Planning Board Limited EIDR Approval pursuant to Section 7.3 was filed with the Westwood Planning Board and the Westwood Town Clerk by Joshua Fink (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 *Hometown Weekly*, a newspaper of general circulation in Westwood, on January 19, 2023, and January 26, 2023. Notice of the public hearing was posted in the Westwood Town Hall commencing on January 17, 2023, and continuing through the opening of the public hearing on February 7, 2023. Said notice of the public hearing was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on January 17, 2023.

3. The Planning Board provided 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, Fire Chief, Police Chief, and Town Engineer on January 6, 2023.
4. 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 February 7, 2023, 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 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.
5. 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 February 7, 2023, public comments were taken on the Application.
6. Westwood Planning Board Members Ellen Larkin Rollings, Kathleen Wynne, Joshua Ames, Philip Giordano, and Christopher Pfaff were present for all sessions of the public hearing, and deliberated on the Application at a duly authorized meeting on February 7, 2023.

#### **PROJECT SPECIFIC FINDINGS:**

1. The subject site is comprised of a single parcel of land approximately 8.62 acres in area, located at 205-215 High Street, Westwood MA, and shown on Assessor's 5, Lot 39 (hereinafter "Project Site" or "Property").
2. The Project Site is located within the Single Residence E (SRE) zoning district and the Property currently contains a single-family residence, a caretaker's cottage, and several agricultural structures, including indoor and outdoor riding facilities, stables and storage structures. The proposed single-family home is an allowed use within the SRE Zoning District, and the caretaker's cottage and various agricultural structures are permitted in association with the exempt agricultural use, subject to Limited EIDR Approval.
3. The Planning Board is the appropriate granting authority for a Limited EIDR Approval.
4. The Applicant seeks approval to alter the property by removing several existing agricultural structures, constructing a substantial addition to an existing stable, relocating and expanding an existing outdoor riding area, constructing new and/or expanded parking facilities, replacing and/or adding new exterior lighting fixtures, and expanding an existing residential structure.

5. The beneficial effects of the project will outweigh any adverse impacts on the Town or the neighborhood, in view of the particular characteristics of the site, and of the project in relation to that site, and the uses allowed are in harmony with the general purpose and intent of Section 7.3 of the Zoning Bylaw.
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 7.3 of the Westwood Zoning Bylaw.

### **APPLICATION AND PLANS**

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Office of the Town Clerk on January 6, 2023, and all material submitted through the close of the public hearing on February 7, 2023. All of the following plans and material are hereby incorporated by reference and made part of this Decision:

1. Application, including detailed project description, waiver requests, and existing conditions photographs, submitted by Joshua Fink, and received by the Town Clerk and Planning Department on January 6, 2023 (as supplemented).
2. Document titled "Annabelle Meadow Farm, 215 High St Westwood Ma 02090, Construction Narrative, Amended January 5, 2023", consisting of three (3) pages including cover sheet.
3. Photographs, untitled, prepared by Joshua Fink, undated, consisting of fourteen (14) pages.
4. Site plan titled, "Building Permit Plot Plan", prepared by J.K Holmgren Engineering, Inc., 1024 Pearl Street, Brockton, MA 02301, dated October 14, 2022, and revised through January 3, 2023, and stamped by John K. Holmgren, PE, and Scott M. Faria, PLS, consisting of three (3) sheets.
5. Architectural Plan Set titled, "Single Family Residence 215 High Street Westwood, MA", prepared by Stefanov Architects, 423 West Broadway, Suite 404, Boston, MA 02127, dated October 10, 2022, consisting of sixteen (16) sheets.
6. Architectural Plan Set titled "Agricultural Barn Expansion, 215 High Street Westwood, MA", prepared by Stefanov Architects, 423 West Broadway, Suite 404, Boston, MA 02127, and stamped by Douglas J. Stefanov, dated October 19, 2022, consisting of sixteen (16) sheets.
7. Demolition and Removal Plan titled "Expanded Barn and Residence, 215 High Street Westwood, MA", prepared by Stefanov Architects, 423 West Broadway, Suite 404, Boston, MA 02127, undated, consisting of one (1) sheet.
8. Exterior Lighting Plans titled "Agricultural Barn Expansion, 125 High Street, Westwood, MA", prepared by Stefanov Architects, 423 West Broadway, Suite 404, Boston, MA 02127, dated October 19, 2022, and revised thru January 5, 2023, consisting of eleven (11) sheets including light fixture specification sheets.

9. Stormwater Management Plan titled "Existing Drainage Area Map", prepared by J.K. Holmgren Engineering, 1024 Pearl Street, Brockton, MA 02301, dated December 16, 2022, consisting of one (1) sheet.
10. Stormwater Management Plan titled "Stormwater Management Plan", prepared by J.K. Holmgren Engineering, 1024 Pearl Street, Brockton, MA 02301, dated October 14, 2022, and revised thru December 15, 2022, consisting of one (1) sheet.
11. Stormwater Management Report titled "Drainage Calculations and Stormwater Management Plan, Property Located at 215 High Street, Westwood, Massachusetts", prepared by J.K. Holmgren Engineering, dated December 16, 2022, consisting of one-hundred and forty-one (141) pages.

### DECISION

On February 7, 2023, the Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, on a roll call vote by a vote of five (5) in favor and none (0) opposed, hereby **grants** the requested Limited EIDR Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw, for the Project as described above and in the application therefor filed in the office of the Town Clerk on January 6, 2023, subject to the Conditions stated herein, all of which are an integral part hereof:

### CONDITIONS OF APPROVAL:

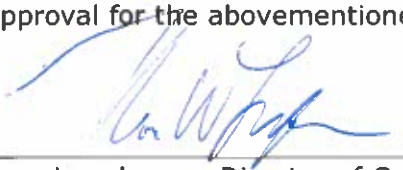
1. Except as modified by the Conditions and Findings hereof, the Project shall comply with the Project Plans in all respects and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or agency of the Town of Westwood or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same, and shall obtain all required approvals prior to the start of any work.
3. Any alterations, modifications, deletions or changes to this Limited EIDR Approval shall be requested in writing to the Town Planner and Building Commissioner prior to implementation. Proposed alterations which are considered de minimis by the Building Commissioner may be accepted as a note to the file. Proposed alterations which are considered minor by the Building Commissioner pursuant to Section 7.3 of the Zoning Bylaw shall be considered through the filing of an Administrative Limited EIDR Application, pursuant to Section 7.3.6 of the Zoning Bylaw or through the filing of an Application of Minor Modification of Limited EIDR Approval for review by the Planning Board at a publically posted Planning Board meeting. Proposed alterations which are determined to be major by the Building Commissioner or by the Planning Board, shall be considered by the Planning Board as a formal Amendment to the Limited EIDR Approval and will require a new public hearing before the Planning Board.
4. This Limited EIDR 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 Limited EIDR 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 February 7, 2023, to **grant** Limited EIDR Approval for the abovementioned Project with conditions as set forth above: Ellen Larkin Rollings, Kathleen Wynne, Joshua C. Ames, Philip M. Giordano, and Christopher A. Pfaff.

The following members of the Planning Board voted in opposition to the grant of Limited EIDR Approval for the abovementioned Project: None.



---

Nora Loughnane, Director of Community & Economic Development  
March 6, 2023

Received March 6, 2023@11:54AM  
Westwood Town Clerk