

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR) APPROVAL
Playa Bowls at Stagecoach Plaza
November 15, 2022

APPLICANT: Dana Nentin, Playa Bowls
11 Spook Ridge Road
Upper Saddle River, NJ 07458

PROPERTY OWNERS: High Street 109 Associates, LP.
858 Washington St
Dedham, MA 02026

PROPERTY LOCUS: 719 and 721-745 High Street, 30 and 54 Hartford St
Westwood, MA 02090
Assessor's Map 14, Lots 157, 158 and 159

BACKGROUND AND PROJECT SUMMARY

The Applicant requests Environmental Impact & Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw for a change of use at 725 High Street, Westwood, MA 02090, and a Special Permit pursuant to Section 6.1.9 of the Westwood Zoning Bylaw, or a waiver pursuant to Section 6.1.12 of that bylaw, for a reduction in the required number of off-street parking spaces to be shared by tenants of 719 High Street, 721-745 High Street, 30 Hartford Street, and 54 Hartford Street.

Presently there are two multi-tenant buildings, together known as Stagecoach Plaza, containing individual tenant spaces with the addresses 719 High Street, 721-745 High Street and 30 Hartford Street. An adjacent parcel contains an existing office building with the address of 54 Hartford Street. Joint parking spaces are shared between the tenants of the three existing buildings. The parcels are in common ownership.

The applicant proposes to convert a former real estate office, known as Suite 110 within the existing 721-745 High Street building, into an ice cream parlor. The proposed use will require two (2) more parking spaces than the prior use. The properties are in the Local Business A (LBA) Zoning District and Flexible Multiple Use Overlay District 7 (FMUOD7).

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 October 22, 2022, an application was filed by Dana Nentin, pursuant to Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk. (hereinafter "EIDR 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 October 27, 2022, and November 3, 2022. Notice of the public hearing was posted in the Westwood Town Hall commencing on October 20, 2022, and continuing through the opening of the public hearing on November 15, 2022. 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 October 20, 2022.
3. The Planning Board provided copies of the EIDR 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 October 22, 2022.
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Section 9 and 11, the public hearing on the EIDR Application commenced on October 25 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 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 November 15, 2022, public comments were taken on the EIDR Application.
6. Westwood Planning Board Members Joshua Ames, Philip Giordano, Ellen Larkin Rollings, Kathleen Wynne, and Christopher Pfaff were and deliberated on the EIDR Application at a duly authorized meeting on November 15, 2022.

PROJECT FINDINGS:

1. The subject property is located at 721-745 High Street, also known as Stagecoach Plaza Assessor's Map 14, Lots 157, 158 and 159, and consists of a total of approximately 1.82 acres hereinafter "Project Site" or "Property").
2. The Project Site is located within the Local Business A (LBA) zoning district and Flexible Multiple Use Overlay District 7 (FMUOD7). The proposed construction is subject to an Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.
3. Stagecoach Plaza is comprised of two multi-tenant buildings, containing individual tenant spaces with the addresses 719 High Street, 721-745 High Street and 30 Hartford Street. An adjacent parcel contains an existing office building with the address of 54 Hartford Street. Joint parking spaces are shared between the tenants of the three existing buildings. The parcels are in common ownership.

4. The Application is for a change of use to allow the conversion of a former real estate office, known as Suite 110 within the existing 721-745 High Street building, into an ice cream parlor.
5. The proposed use will require two (2) more parking spaces than the prior use and would require a waiver pursuant to Section 6.1.12 of that bylaw, for a reduction in the required number of off-street parking spaces to be shared by tenants of 719 High Street, 721-745 High Street, 30 Hartford Street, and 54 Hartford Street.
6. The Planning Board reviewed the existing parking. A total of 84 parking spaces, including 4 accessible spaces, currently exists on Stagecoach Plaza parcel (719 and 721-745 High Street/30 Hartford Street). Another 38 parking spaces, including 2 accessible spaces, currently exists on the office building parcel (54 Hartford Street). After review of the parking the Board determined that the total of one hundred and twenty-two (122) parking spaces, including six (6) accessible spaces, would be sufficient to serve the proposed use and all current uses at the plaza and office building.
7. 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 7.3.8 of the Westwood Zoning Bylaw.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by the Applicant in the Planning Office and the Office of the Town Clerk on October 22, 2022, and all material submitted through the close of the public hearing on November 15, 2022. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application, project narrative, waiver requests, and existing conditions photographs submitted by Dana Nentin.
2. Site plan, untitled, undated and unstamped, consisting of one (1) sheet.
3. Architectural plan of interior space, titled "Playa Bowls, 745 High Street, Westwood, MA", prepared by Scott Griffin Architects, 880 Main Street, Fifth Floor, Waltham, MA 02451, dated October 12, 2022, consisting of one (1) sheet.
4. Letter from Dana Nentin to "Whom It May Concern", undated, consisting of one (1) page.
5. Playa Bowls Menu, consisting of two (2) pages.
6. Electronic communication from John Salvatore to Dana Nentin, re: Westwood Planning Board Review for Change of Use, dated October 14, 2022, consisting of one (1) page.

WAIVERS:

The Planning Board considered requests for the specific waivers listed below, and determined that such waivers will result in a substantially improved project; that such project will otherwise meet the performance and design standards set forth in this Section; and that such waivers will pose no substantial detriment to any adjacent property or proximate neighborhood, and will not nullify or substantially derogate from the intent or purpose of the Westwood Zoning Bylaw. On November 15, 2022, the following waivers are hereby granted by the Planning Board:

1. Waiver to reduce the number of required joint/shared onsite parking spaces pursuant to Section 6.1.12 of the Zoning Bylaw;
2. Waiver of Storm drainage plans and calculations required pursuant to Section 7.3.7.1.6 of the Zoning Bylaw;
3. Waiver of Exterior Lighting Plan required pursuant to Section 7.3.7.2 of the Zoning Bylaw;
4. Waiver of Traffic Study required pursuant to Section 7.3.7.3 of the Zoning Bylaw; and
5. Waiver of Presentation Model required pursuant to Section 7.3.7.7 of the Zoning Bylaw.

DECISION:

On November 15, 2022, the Planning Board evaluated the EIDR 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** Environmental Impact and Design Review (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 October 22, 2022, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, and with the conditions of all prior approvals, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.

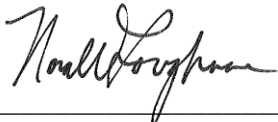
1. All dumpsters and recycling bins for Playa Bowls, and all other businesses at the Property, shall be contained within the dumpster enclosure and shall have integral, impermeable lids or covers. The dumpster enclosure shall be repaired or replaced, as necessary, to achieve the screening requirements set forth in Section 6.3 of the Zoning Bylaw. Gates to the Dumpster Enclosure shall be closed and fastened at all times other than when active loading or unloading of dumpsters is taking place.
2. If the existing dumpsters and recycling bins are found not to be sufficient, the frequency of trash and recycling removal shall be increased or an additional dumpster shall be installed within the existing enclosure or the enclosure expanded in accordance with revised plans which have been reviewed and approved by the Town Planner.
3. The Applicant shall install signs at all driveways leading to High Street stating: "No Left Turn, Monday thru Friday, 7:00 am – 9:00 am".
4. The Applicant shall ensure that all employees of Play Bowls park in the overflow parking spaces at 54 Hartford Street.
5. The shared parking arrangement between 719, 721-745 High Street, and 54 Hartford Street, shall exist as long as the properties are held in common ownership. Prior to the sale of either property to a separate entity, an easement shall be granted to allow for the shared parking to continue, and said easement shall be recorded at the Norfolk Registry of Deeds.

6. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any board or commission, or any 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. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for an amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A §9 and all applicable Planning Board rules and regulations.
7. Any alterations, modifications, deletions or changes to the 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 EIDR Application, pursuant to Section 7.3.6 of the Zoning Bylaw or through the filing of an Application of Minor Modification of 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 EIDR Approval and will require a new public hearing before the Planning Board.
8. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
9. This 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 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 by roll call vote on November 15, 2022 to **grant** EIDR Approval for the abovementioned Project: Joshua Ames, Philip Giordano, Ellen Larkin Rollings, Kathleen Wynne, and Christopher Pfaff.

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



Nora Loughnane, Director
DATE: November 30, 2022