

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Westwood Town Clerk

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



Elijah Romulus, Town Planner
eromulus@townhall.westwood.ma.us
(781) 251-2581

Amanda Wolfe, Housing & Land Use Planner
awolfe@townhall.westwood.ma.us
(781) 251-2598

Tiana Malone, Administrative Assistant
tmalone@townhall.westwood.ma.us
(781) 320-1366

PLANNING BOARD
DECISION OF THE PLANNING BOARD
UNIVERSITY AVENUE MIXED USE DISTRICT
PROJECT-SPECIFIC SIGNAGE ALTERNATIVE – MEKETA – 80 UNIVERSITY AVENUE

At a meeting of the Westwood Planning Board held on September 12, 2023, a Motion was made by Planning Board Member Joshua C. Ames, as follows:

Pursuant to Section 9.7.10.15 (Project-Specific Signage Alternative) of the Westwood Zoning Bylaw, the Planning Board hereby grants Project Development Review (PDR) Approval for the Meketa Project-Specific Signage Alternative, requested in the application filed by Ericka Winchester in the Office of the Town Clerk on August 3, 2023, for the installation of one (1) 6" wide x 4" tall intercom wall sign on the eastern exterior facade, one (1) 36" x 42" non-illuminated post-mounted wayfinding sign in the rear parking lot, and one (1) 24" wide x 36" tall shipping and receiving directional wall sign on the southern (rear) exterior facade of the property at 80 University Avenue, Westwood, MA 02090, as depicted on Project Plans prepared by Ready2Run Graphics & Signs, 240 Barber Ave. Worcester, MA 01606, dated June 27, 2023, consisting of three (3) sheets with file names "SO 5606 LI3_V6", "SO 5606 LI4_V6", and "SO 5606 LI5_V6", 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. If the Project, or any Condition imposed in this Decision, requires any other 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.
3. Any proposed alterations, modifications, deletions or changes to the approved Project-Specific Signage Alternative 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 shall require the filing of an Application for Administrative Modification of the Project-Specific Signage Alternative for review by the Town Planner. Proposed alterations which are determined to be more than de minimis by the Building Commissioner or by the Planning Board, shall be considered by the Planning Board at a publicly posted Planning Board meeting.
4. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during installation.

5. At no time shall any of the signs approved hereunder be located in a manner that interferes with the flow of pedestrian or vehicular traffic. If any of the signs are found to be problematic to pedestrian or vehicular flow, said sign(s) shall be relocated as directed by the Town Planner and Building Commissioner to eliminate such interference.

Motion seconded by Planning Board Member Kathleen Wynne.

RECORD OF VOTE

The following members of the Planning Board voted on September 12, 2023 to grant approval of the proposed Project Specific Signage Alternative for the abovementioned Project with conditions as set forth above: Ellen Larkin Rollings, Kathleen Wynne, Joshua C. Ames, Philip A. Giordano, and Christopher A. Pfaff.

The following members of the Planning Board voted in opposition to the grant of the proposed Project Specific Signage Alternative for the abovementioned Project: none.



Elijah Romulus, Town Planner
September 25, 2023