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PLANNING BOARD

WITHDRAWAL OF FMUOD SPECIAL PERMIT MODIFICATION APPLICATION 266-298 WASHINGTON STREET September 12, 2023

APPLICANT: Bryan Bonina
Signarama Walpole
458 High Plain Street,
Walpole, MA 02081

PROPERTY OWNER: Giorgio Petruzzello, manager
21 Eastbrook Road,
Dedham, MA 02026

PROPERTY LOCUS: 266-298 Washington Street, Westwood, MA 02090
Assessor's Map 23, Lots 187 & 189

Request: The Applicant initially filed a Flexible Multiple Use Overlay District (FMUOD) Special Permit Modification application pursuant to Sections 9.5 and 10.3 of the Westwood Zoning Bylaw, to fabricate and install one pylon sign in a landscape area on Washington Street in front of Crown Cleaners and the other sign in a landscaped area near the East Street entrance to the parking lot behind the Muffin House Cafe. The project is in the Local Business B (LBB) zoning district and within the FMUOD7.

The Applicant later requested permission to withdraw this application.

Purpose: Pursuant to Section 9.5.16.12 of the Westwood Zoning Bylaw the applicant was required to seek a modification to the previous Special Permit approved on April 10, 2018.

STATEMENT OF FINDINGS

The Town of Westwood Planning Board makes the following procedural findings:

PROCEDURAL FINDINGS:

1. On May 16, 2023, an application was filed by Bryan Bonina of Signarama Walpole (hereinafter "Applicant") pursuant to Section 9.5 [Flexible Multiple Use Overlay District (FMUOD)] and Section 10.3 [Special Permits] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "FMUOD Special Permit Modification Application").

2. Pursuant to M.G.L. Chapter 40A, Sections 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 June 22, 2023 and June 29, 2023. Notice of the public hearing was posted in the Westwood Town Hall commencing on June 22, 2023, and continuing through the opening of the public hearing on July 11, 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 June 22, 2023.
3. The Planning Board provided copies of the FMUOD Special Permit Modification 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 May 16, 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 July 11, 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. All sessions of the public hearing were 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, 2025.
5. On July 11, 2023, 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 Board then decided to continue the hearing to September 12, 2023.
6. The Applicant submitted a written request to withdraw the FMUOD Special Permit Modification Application without prejudice on July 13, 2023.
7. On September 12, 2023, the Planning Board discussed the request for withdrawal of the FMUOD Special Permit Modification Application.
8. Westwood Planning Board Members Joshua C. Ames, Philip M. Giordano, Kathleen Wynne, Christopher A. Pfaff, and Ellen Larkin Rollings were present for all sessions of the public hearing and on September 12, 2023, the Board voted on the Applicant's written request for withdrawal of the FMUOD Special Permit Modification Application without prejudice.

DECISION

On September 12, 2023 the Planning Board, as the approving authority, on a roll call vote by a vote of five (5) in favor and none (0) opposed, hereby grants leave to Bryan Bonina of Signarama Walpole to withdraw its application for Flexible Multiple Use Overlay District (FMUOD) Special Permit Modification approval without prejudice pursuant to Sections 9.5 and 10.3 of the Zoning Bylaw for the Project as described above and in the application therefor filed in the office of the Town Clerk on May 16, 2023.

RECORD OF VOTE

The following members of the Planning Board voted to grant permission for withdrawal of the FMUOD Special Permit Modification Application without prejudice for the abovementioned Project: Joshua C. Ames, Philip M. Giordano, Kathleen Wynne, Christopher A. Pfaff, and Ellen Larkin Rollings.

The following members of the Planning Board voted in opposition to the requested withdrawal of the FMUOD Special Permit Modification Application without prejudice for the abovementioned Project: none.



Elijah Romulus
Town Planner
September 20, 2023