

TOWN OF WESTWOOD By:Westwood Town Clerk
COMMONWEALTH of MASSACHUSETTS

Ellen Larkin Rollings, Chair
Kathleen Nee, 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

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
PLANNING BOARD

DECISION OF THE PLANNING BOARD
Extension of Environmental Impact & Design Review (EIDR) Approval
710 & 722 High Street – Mobil & Global Energy
April 2, 2024

**APPLICANT &
722 HIGH STREET OWNER**

Global Montello Group Corp.
800 South Street, Suite 500
Waltham, MA 02453

710 HIGH STOPERTY OWNER

Abel, Hobson, Garner Family Properties, LLC
3390 East Mission Boulevard
Fayetteville, AR 72703

PROPERTY LOCUS

710 & 722 High Street
Assessor’s Map 14, Lot 128

BACKGROUND AND PROJECT SUMMARY

Lauren Sagaser on behalf of Global Montello Group Corp. (hereinafter “Applicant”) filed an application (hereinafter “Application”) requesting a modification to an EIDR Approval previously granted on March 21, 2023 (PB-23-15) pursuant to Section 7.3 of the Town of Westwood Zoning Bylaw (hereinafter “Zoning Bylaw”) to extend the decision for one (1) year at 710 and 722 High Street. The March 2023 decision was an extension of the EIDR Approval granted on April 26, 2021 for the merger and redevelopment of two (2) existing motor vehicle light service and retail sites. That 2021 EIDR Approval allows for the construction of a 1,718 SF addition on the south side of an existing convenience store, the addition of a fifth fueling dispenser, and expansion of an existing canopy at 710 High Street. It also permits the demolition of the existing building and fuel dispensers at 722 High Street, as well as the construction of 18 parking spaces, one loading space, and six electric car charging station spaces, and requires a reduction from four existing curb cuts on High Street to three curb cuts with the center drive operating under signal control. The March 2023 decision shall lapse on April 26, 2024 without this extension. The front, developed portions of the project (hereinafter “Project”) are in the Local Business A (LBA) zoning district and Flexible Multiple Use Overlay District 7 (FMUOD7), the rear portions are in the Single Residence C (SRC) zoning district, and the majority of both parcels are in the Water Resource Protection Overlay District (WRPOD).

STATEMENT OF FINDINGS

PROCEDURAL FINDINGS

Having reviewed the plans and reports filed by the Applicant and its representatives and considered the technical analysis, supplemental information provided during the course of the public hearing, correspondence and testimony from the various boards, commissions, Town departments, and all other interested parties, the Town of Westwood Planning Board (hereinafter "Planning Board") determined the following procedural and project findings:

1. On April 26, 2021, the Westwood Planning Board granted an Environmental Impact & Design Review (EIDR) Approval to Global Montello Group Corp., pursuant to Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw for the merger and redevelopment of two existing motor vehicle light service and retail sites at 710 & 722 Westwood, MA 02090 also known as Assessor's Map 14, Lots 128 & 130.
2. On March 21, 2023, the Westwood Planning Board granted a one-year extension to the previously approved EIDR to April 26, 2024.
3. The Applicant submitted an Application requesting a Planning Board Modification of an EIDR Approval pursuant to Section 7.3 that was filed with the Town Clerk on February 27, 2024. Said modification requested a one-year extension to April 26, 2025.
4. The Planning Board provided digital copies of the Application to Town boards, commissions, departments, and officials – including, but not limited to, the Board of Health, Building Commissioner, Department of Public Works, Town Engineer, Conservation Commission, and Fire and Police Chiefs on February 27, 2024.
5. Public meeting for the Application was held on April 2, 2024. The Planning Board met remotely via Zoom. In a roll call vote with five (5) in favor and none (0) opposed, the Planning Board voted to grant the extension request application.
6. Westwood Planning Board Members Ellen Larkin Rollings, Kathleen Nee, Joshua C. Ames, Philip M. Giordano, and Christopher A. Pfaff deliberated on the Application at a duly authorized meeting on April 2, 2024.

PROJECT SPECIFIC FINDINGS

1. The project site (hereinafter "Project Site" or "Property") is comprised of two (2) parcels – including 1.54 acres at 710 High Street and 0.91 acres at 722 High Street – totaling 2.56 acres.
2. The parcels are identified on the Westwood Board of Assessor's Map 14, Lots 128 and 130.
3. The front, developed portion of the Property is located within the LBA zoning district and FMUOD7, the rear portion is located within the SRC zoning district, and the majority of both parcels are within the WRPOD.

4. Presently, the Project Site contains a motor vehicle light service and retail convenience store use with two curb cuts at 710 High Street and a motor vehicle service and motor vehicle general repair use with a building and gasoline dispensers with two curb cuts at 722 High Street.
5. The Property is bordered by single family residences to the east and commercial development on all other sides.
6. EIDR Application #PB-21-4 for the merger and redevelopment of the two (2) motor vehicle light services was approved by the Planning Board on April 26, 2021 and lapsed after two (2) years.
7. After decision #PB-21-4 lapsed, the Applicant requested an extension of the Project via EIDR Application #PB-23-15 that was approved by the Planning Board on March 21, 2023.
8. The Applicant is requesting a one (1)-year extension of the Project prior to the lapse of the 2023 Approval on April 26, 2024 due to the significant increase in lead time for delivery of the required construction materials and construction costs.
9. 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.
10. 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 Zoning Bylaw.

WAIVERS

No waivers were requested by the Applicant for the Planning Board to consider in this decision.

APPLICATIONS AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Office of the Town Clerk on February 27, 2024, and all material submitted through the close of the public meeting on April 2, 2024. All of the following plans and materials are hereby incorporated by reference and made part of this Decision:

1. Modification Application #PB-24- submitted by the Applicant and received by the Town Clerk on February 27, 2024, consisting of three (3) pages.
2. Civil Site Plan set entitled "Proposed Site Plan Documents for Proposed Convenience Store and Fueling Station Improvements", prepared by Bohler Engineer, prepared for Global, dated December 27, 2020, revised through April 29, 2021 (19 sheets).
3. Letter from Lauren Sagaser, Bohler Engineering MA, LLC to Westwood Planning Board, Subject: EIDR Extension Request PB-21-4, Global Montello Group Corp, 710 & 722 High Street, Westfield, MA, dated February 7, 2024.

4. "Property Owner Application Authorization" signed by Charles W. Long, Manager at Abel, Hobson, Garner Family Properties, LLC on February 14, 2024
5. Westwood Planning Board Environmental Impact & Design Review Approval Decision #PB-21-4 dated April 26, 2021
6. Westwood Planning Board Environmental Impact & Design Review Extension Request Approval Decision #PB-23-15 dated March 21, 2023

DECISION

On April 2, 2024, the Planning Board evaluated the Application in relation to the above Findings and – as the approving authority – on a roll call vote with five (5) in favor and zero (0) opposed, hereby **grants** the requested one-year extension of the EIDR Approval pursuant to Section 7.3 of the Zoning Bylaw for the Project as described above and in the Application therefore filed with the Town Clerk on February 27, 2024, 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, and with the conditions of all prior approvals, in all respects.
2. The EIDR Approval shall lapse if a substantial use thereof or construction thereunder has not begun by April 26, 2025, except for good cause. The Planning Board may extend such approval for good cause, upon the written request of the Applicant. In the case of the EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial progress of the approved activity.

RECORD OF VOTE

The following members of the Planning Board voted on April 2, 2024 to grant the one- year EIDR extension request for the abovementioned Project with conditions as set forth above: Ellen Larkin Rollings, Kathleen Nee, Joshua C. Ames, Philip M. Giordano, and Christopher A. Pfaff

The following members of the Planning Board voted in opposition to the grant of the one- year EIDR extension request for the abovementioned Project: none.



Elijah Romulus, *Town Planner*
April 4, 2024