

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](mailto:eromulus@townhall.westwood.ma.us)  
(781) 251-2581  
Amanda Wolfe, Housing & Land Use Planner  
[awolfe@townhall.westwood.ma.us](mailto:awolfe@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

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT  
**PLANNING BOARD**

**DECISION OF THE PLANNING BOARD**

**Minor Modification of Environmental Impact & Design Review (EIDR)**

**APPLICANT & PROPERTY OWNER**                      Colbea Enterprises, LLC  
2050 Plainfield Pike  
Cranston, RI 02921

**PROPERTY LOCUS**                      394 Providence Highway  
Assessor's Map 24, Lot 082

**BACKGROUND AND PROJECT SUMMARY**

Michael Brown on behalf of Colbea Enterprises, LLC (hereinafter "Applicant") filed an application (hereinafter "Application") requesting a modification to an EIDR Approval previously granted on October 25, 2023 (PB-22-24) pursuant to Section 7.3 of the Town of Westwood Zoning Bylaw (hereinafter "Zoning Bylaw") to include one (1) van accessible space, one (1) accessible electric vehicle (EV) charging space, and one (1) standard EV charging space at 394 Providence Highway. The project (hereinafter "Project") is in the Industrial Office (IO) zoning district and the Flexible Multiple Use Overlay District 4 (FMUOD4) and Wireless Communication Overlay District (WCOD).

**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. 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 January 23, 2024.
2. 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 January 23, 2024.

3. Public meeting for the Application was held on March 12, 2024. The Planning Board met remotely via Zoom.
4. 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 March 12, 2024.
5. In a roll call vote with five (5) in favor and none (0) opposed, the Planning Board found that the proposed modifications to be minor in nature.

### **PROJECT SPECIFIC FINDINGS**

1. The project site (hereinafter "Project Site" or "Property") is comprised of a 0.41-acre parcel.
2. The parcels are identified on the Westwood Board of Assessor's Map as 24, Lot 082.
3. The Property is located within the IO zoning district, WCOD, and FMUOD4.
4. The Property is bordered by private undeveloped land to the south, Town-owned public land to the east and north, and car dealerships to the west across Route 1/Providence Highway.
5. The previously approved plans include two (2) accessible parking spaces and two (2) EV charging spaces.
6. The Project modification includes only one (1) van-accessible space, one (1) accessible EV charging space, and one (1) standard EV charging space.
7. The Project will use wooden stockade fencing on all sides of the dumpster enclosure.
8. 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 Sections 7.3 of the Zoning Bylaw.
9. 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 January 23, 2024, and all material submitted through the close of the public meeting on March 12, 2024. All of the following plans and materials are hereby incorporated by reference and made part of this Decision:

1. Modification Application #PB-24-1 submitted by the Applicant and received by the Town Clerk on January 23, 2024, consisting of four (4) pages
2. "As-built Survey" prepared by DiPrete Engineering of 2 Stafford Court, Cranston, RI 02920, stamped by Registered Professional Engineer Ryan S. Schnepfer, dated November 15, 2023, consisting of one (1) sheet
3. Previously approved plans entitled "Environmental Impact Design Review", prepared by DiPrete Engineering of 105 Eastern Avenue, Suite 200, Dedham, MA 02026, stamped by Registered Professional Engineer Leonard R. Bradley, dated May 4, 2022 and revised through September 8, 2022, consisting of 23 sheets
4. Project narrative memo regarding "Seasons Corner Market – Westwood, Westwood, MA, Project #:2562-009", from Ryan Schnepfer on behalf of DiPrete Engineering of Cranston, RI, addressed to the Planning Division, dated November 16, 2023, consisting of one (1) sheet

## DECISION

On January 30, 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 minor modification 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 January 23, 2024, subject to the Conditions stated herein, all of which are an integral part hereof:

## CONDITIONS OF APPROVAL

*All conditions outlined in the previous EIDR approval dated October 25, 2022 apply.*

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 Environmental

Impact & Design Review (EIDR) Approval and Consolidated Earth Material Movement (EMM) 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 shall require the filing of an Application of Modification of said approval for review by the Planning Board at a publicly 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 approval and will require a new public hearing before the Planning Board.

4. Prior to the issuance of a permanent occupancy permit, the applicant shall submit an updated site plan to indicate a wooden stockade fence on all four sides of the dumpster enclosure and corrected ADA space marking as discussed on March 12, 2024, for review and approval by the Town Planner.

#### RECORD OF VOTE

The following members of the Planning Board voted on March 12, 2024 to grant the minor modification of the Limited EMM-EIDR 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 minor modification of the Limited EMM-EIDR and Access Approval for the abovementioned Project: none.



---

Elijah Romulus, Town Planner  
March 18, 2024