

TOWN OF WESTWOOD By: Westwood Town Clerk
COMMONWEALTH of MASSACHUSETTS

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Sean R. Weller, Vice Chair
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DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
PLANNING BOARD

DECISION OF THE PLANNING BOARD

Environmental Impact & Design Review (EIDR)
154 University Avenue | Dedham-Westwood Water District White Lodge Treatment Facility
May 14, 2024

APPLICANT Weston & Sampson
55 Walkers Brook Drive, Suite 100
Reading, MA 01867

PROPERTY OWNERS Dedham-Westwood Water District
154 University Avenue
Westwood, MA 02090

PROPERTY LOCUS 154 University Avenue
Assessor's Map 33, Lot 007

APPLICATION #PB-24-7

BACKGROUND AND PROJECT SUMMARY

Aaron Guazzaloca on behalf of Weston & Sampson (hereinafter "Applicant") filed an application (hereinafter "Application") requesting an EIDR Approval pursuant to Section 7.3 of the Town of Westwood Zoning Bylaw (hereinafter "Zoning Bylaw") to construct a roughly 2,831 ft² addition on the east (street-facing) side of the building to house a PFAS treatment system for the DWWD White Lodge Treatment Plant. The project is in the Industrial (I) zoning district and within the University Avenue Mixed Use District (UAMUD) and 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 February 7, 2024, the Applicant participated in a pre-application meeting by presenting to the Land Use Committee.

2. On March 26, 2024, the Applicant submitted an Application requesting a Planning Board EIDR Approval pursuant to Section 7.3.
3. Pursuant to M.G.L. Chapter 40A, Sections 9 and 11 and the applicable provisions of the Zoning Bylaw and Planning Board Rules and Regulations (hereinafter "Rules and Regulations"), the Planning Board caused notice of the public hearing to be published in *Hometown Weekly*, a newspaper of general circulation in Westwood, on April 4, 2024 and April 11, 2024. Notice of the public hearing was posted in Westwood Town Hall commencing on March 26, 2024 and continuing through the opening of the public hearing on April 24, 2024. Said notice was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on March 27, 2024.
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 March 26, 2024.
5. Public hearing for the Application opened April 24, 2024. The Planning Board met remotely via Zoom each time and continued once to May 14, 2024. Public comment was accepted through live time audio and the Question function on Zoom during hearings, in addition to in writing or by phone.
6. Westwood Planning Board Members Ellen Larkin Rollings, Kathleen Nee, Joshua C. Ames, Philip M. Giordano, and Christopher A. Pfaff were present for the first session of the public hearing. The term for Planning Board member Christopher A. Pfaff ended and the term for Sean R. Weller began in between the first and second session. Ellen Larkin Rollings, Kathleen Nee, Joshua C. Ames, and Philip M. Giordano deliberated on the Application at a duly authorized meeting on May 14, 2024.

PROJECT SPECIFIC FINDINGS

1. The project site (hereinafter "Project Site" or "Property") is comprised of a 1.38-acre parcel.
2. The parcel is identified on the Westwood Board of Assessor's Map 33, Lot 007. The parcel contains the DWWD White Lodge Treatment Plant (hereinafter Building), which totals 10,361 square feet.
3. The Property is bordered by University Station to the east, undeveloped land to the north and west, and a restaurant to the south.
4. The Applicant proposes constructing a 41.5 ft x 68.8 ft addition roughly totaling 2,831 ft² on the east (University Avenue-facing) elevation of the Building toward the driveway entrance to the south. The addition will overlap 56.1 ft across and extend 12.7 ft beyond the existing east façade.
5. The addition will have exterior access with stairs on its south and north elevations. The new south access will connect to the existing driveway, while the north access

will be connected to the existing access on the east elevation of the Building, with a 4 ft wide concrete walkway.

6. As part of the related sitework, three (3) trees will be removed along the east elevation of the Building and the flagpole will be moved northward. Any disturbed concrete or loam and seed will be replaced post-construction.
7. Associated utility work is proposed to include the relocation of a sewer line, installation of electrical equipment, and installation of a dry well system to mitigate run-off from the new addition.
8. The Project, as proposed, will minimize the volume of cut and fill, the number of removed trees six (6) inch caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and threat of air and water pollution.
9. The Project, as proposed, will maximize pedestrian and vehicular safety on the site and egress to and from the site.
10. The Project, as proposed, will minimize obstruction of scenic views from publicly accessible locations.
11. The Project, as proposed, will minimize visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from public ways or premises residentially used or zoned.
12. The Project, as proposed, will minimize glare from headlights and lighting intrusion.
13. The Project, as proposed, will minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places.
14. The Project, as proposed, will minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances.
15. The Project, as proposed will ensure compliance with the provisions of this Bylaw, including parking, landscaping, exterior lighting, and noise.
16. 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.
17. 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

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 May 14, 2024 the following waivers are hereby granted by the Planning Board:

1. Waiver from strict compliance with Section 7.3.7.2 of the Westwood Zoning Bylaw requiring the submission of an Exterior Lighting Plan
2. Waiver from strict compliance with Section 7.3.7.3 of the Westwood Zoning Bylaw requiring the submission of a Traffic Study
3. Waiver from strict compliance with Section 7.3.7.7 of the Westwood Zoning Bylaw requiring the submission of a presentation model.

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 March 26, 2024, and all material submitted through the close of the public hearing on May 14, 2024. All of the following plans and materials are hereby incorporated by reference and made part of this Decision:

1. EIDR Application PB-24-7 received by the Town Clerk on March 26, 2024, consisting of eight (8) pages (as supplemented through May 14, 2024)
2. Site plans entitled "DWWD-White Lodge WTP Pfas Treatment" prepared by the Applicant, stamped by Registered Professional Engineer James I. Pearson, dated March 21, 2024 and revised through May 25, 2024, consisting of 14 sheets
3. Renderings entitled "White Lodge PFAS Remediation Project" prepared by the Applicant, stamped by Registered Architect Brian McCusker, dated March 21, 2024, consisting of five (5) sheets
4. "EIDR Impact Statement" prepared by the Applicant, stamped by Registered Professional Engineer James I. Pearson, dated March 21, 2024, consisting of four (4) pages
5. "Stormwater Report" prepared by the Applicant, dated March 21, 2024, consisting of 169 pages
6. "Fill Removal Calculation Report" prepared by the Applicant, stamped by Registered Professional Engineer James I. Pearson, dated March 21, 2024, consisting of three (3) pages
7. Photos entitled "White Lodge WTP Site Photos" prepared by the Applicant, no date, consisting of two (2) pages

8. "154 University Avenue - EIDR Application (PB-24-7) Response to PSC Peer Review Comments" prepared by Applicant dated May 10, 2024, consisting of 10 pages.
9. "Waiver Requests" prepared by the Applicant, dated March 21, 2024, consisting of two (2) pages
10. "Property Owner Application Authorization" signed by DWWD Executive Director Blake Lukis, dated January 29, 2024, consisting of one (1) page

DECISION

On May 14, 2024, the Planning Board evaluated the Application in relation to the above Findings and – as the approving authority – on a roll call vote with four (4) in favor, one (1) present and zero (0) opposed, hereby **grants** the requested EIDR 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 March 26, 2024, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL

General

1. Except as modified by the conditions and finding 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 Town of Westwood board, commission, or agency, or other Commonwealth or federal regulatory agency, 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 Decision shall be requested in writing to the Town Planner and Building Commissioner prior to implementation.
 - a. Proposed alterations which are considered de minimis by the Building Commissioner may be accepted as a note to the file.
 - b. Proposed alterations which are considered minor by the Building Commissioner shall require the filing of a Modification Application of said approval for review by the Planning Board at a publicly posted Planning Board meeting.

- c. 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. The Applicant shall obtain approval by the Town Planner for any signage not included in this Application and shall obtain all required Signage Permits from the Building Division prior to installation.
5. The Decision 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.

Prior to the Issuance of a Building Permit

6. Prior to the issuance of a Building Permit the Applicant shall submit a fully revised set of site plans and updated Operations & Maintenance Plan (O&M Plan) complying with all remaining comments in the Memorandum from Thomas C. Houston, AICP, PE of Professional Services Corporation, PC, to the Westwood Planning Board dated May 9, 2024 that are determined by the Westwood Building Commissioner to be within the scope of EIDR approval. Said fully revised set of site plans shall be reviewed by the Town Planner and approved if consistent with all of the above.
7. Prior to the issuance of a Building Permit the Applicant shall submit an exterior lighting plan addressing all remaining comments in the Memorandum from Thomas C. Houston, AICP, PE of Professional Services Corporation, PC, to the Westwood Planning Board dated May 9, 2024. Said exterior lighting plan shall be reviewed by the Town Planner and approved if consistent with all of the above.
8. Revised site plan shall include one (1) ADA accessible parking space.
9. Prior to the issuance of a Building Permit, the Applicant shall submit a revised landscape plan showing Massachusetts native trees and/or shrubs on the portion of the Wellhead Park parcel that lies between the Dedham-Westwood Water District building and the University Avenue right-of-way, as discussed at the May 14, 2024 hearing. Said landscape plan shall be reviewed and approved by the Town Planner if consistent with the intentions expressed by a majority of Planning Board members at the May 14, 2024 hearing. No work shall commence without the approval of the Project Development Review (PDR) at 160 University Avenue, Wellhead Park, for additional landscaping/screening.
10. Applicant shall be required to update University Ave addition's building facade and elevations plan which shall be reviewed by the Town Planner for approval contingent upon consistency with the intentions expressed by a majority of Planning Board members at the May 14, 2024 hearing.

During Construction

11. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
12. All Project-related construction activities shall comply with the timeframes set forth in the Town's General Bylaws Chapter 292, for Noise and Construction, which allow such work Monday through Saturday between the hours of 7:00 a.m. and 7:00 p.m., and Sunday between the hours of 12:00 p.m. and 7:00 p.m.
13. The existing pavement on University Avenue shall be protected from damage from loading and unloading of material and/or equipment related to the proposed construction.
14. The Applicant shall promptly repair any damage which the Applicant or its agents cause to sidewalks, street pavement, signs, or other fixtures or features within the public right-of-way, after first obtaining permission from the Town Department of Public Works or Massachusetts Department of Public Works. Such repairs shall be performed to Town of Westwood standards
15. All landscaping approved herein shall be installed at the earliest possible date, but only during the spring growing season running from April 15 through June 15 or during the fall growing season running from September 15 through November 15. Any plantings that do not survive shall be replaced in-kind in perpetuity at the Property Owner's expense.
16. All chemicals used during construction shall be located in a designated containment area and shall be located on an impervious surface designed to prevent the discharge of contaminated run-off into the soil or groundwater.

RECORD OF VOTE

The following members of the Planning Board voted to grant the EIDR Approval for the abovementioned Project with conditions as set forth above: Ellen Larkin Rollins, Kathleen Nee, Joshua C. Ames, and Philip M. Giordano.

The following members of the Planning Board voted present for the abovementioned Project: Sean R. Weller.

The following member of the Planning Board voted to deny the abovementioned Project: none.



Elijah Romulus, Town Planner
May 21, 2024