

**TOWN OF WESTWOOD** By: Westwood Town Clerk  
COMMONWEALTH of MASSACHUSETTS

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Sean R. Weller, Vice Chair  
Joshua C. Ames, Secretary  
Kathleen Nee  
Philip M. Giordano



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

**DECISION OF THE PLANNING BOARD**  
Environmental Impact and Design Review (EIDR)  
August 6, 2024

**PROPERTY LOCUS** 693 High Street  
Assessor’s Map 14, Lot 010

**APPLICANT** Allison Daly  
Medical Aesthetics MA  
32 Deborah Lee Lane  
North Easton, MA 02356

**PROPERTY OWNER** Jim Goode  
PO Box 352  
Westwood, MA 02090

**APPLICATION** #PB-24-31

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**BACKGROUND AND PROJECT SUMMARY**

Allison Daly on behalf of Medical Aesthetics MA (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 change the use from a former bank use (Bank of America) to a personal services establishment (medical spa) at 693 High Street. The project (hereinafter “Project”) is in the Local Business A (LBA) zoning district.

**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 EIDR Approval pursuant to Section 7.3, which was filed with the Town Clerk on June 28, 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 June 28, 2024.
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 July 18, 2024 and July 25, 2024. Notice of the public hearing was posted in Westwood Town Hall commencing on June 28, 2024, and continuing through the opening of the public hearing on August 6, 2024. Said notice was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on July 11, 2024.
4. Public hearing for the Application opened on August 6, 2024. The Planning Board met remotely via Zoom. Public comment was accepted through live time audio and the Question function on Zoom during hearings, in addition to in writing or by phone.
5. Westwood Planning Board Members Ellen Larkin Rollings, Sean R. Weller, Joshua C. Ames, and Philip M. Giordano deliberated on the Application at a duly authorized meeting on August 6, 2024.
6. The Planning Board approved the EIDR application in a roll-call vote with four (4) in favor and none (0) opposed.

### **PROJECT SPECIFIC FINDINGS**

1. The project site (hereinafter “Project Site” or “Property”) is comprised of a 1.37-acre parcel, known as the “Goode Plaza,” located at 693 High Street, and shown on the Assessor’s Map 14, Lot 010.
2. The Property is bordered by residential uses to the west, and commercial uses to the north, east, and south.
3. The Property, as proposed, will have a personal services establishment use, a medical spa, previously occupied by a bank use, formerly Bank of America
4. The property, as proposed, will have a medical spa and keep the ATM.
5. 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.
6. The Project, as proposed, will ensure compliance with the provisions of this Bylaw, including parking, landscaping, exterior lighting, and noise.
7. 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.

8. 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 a 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 August 6, 2024, the following waivers are hereby granted by the Planning Board:

1. Waiver from strict compliance with Section 7.3.7.1.6 of the Westwood Zoning Bylaw requiring the submission of a Stormwater Drainage Report.
2. Waiver from strict compliance with Section 7.3.7.2 of the Westwood Zoning Bylaw requiring the submission of an exterior lighting plan.
3. Waiver from strict compliance with Section 7.3.7.3 of the Westwood Zoning Bylaw requiring the submission of a full Traffic Study.
4. Waiver from strict compliance with Section 7.3.7.4 of the Westwood Zoning Bylaw requiring the submission of drawings/renderings.
5. Waiver from strict compliance with Section 7.3.7.5 of the Westwood Zoning Bylaw requiring the submission of photos.

### **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 June 28, 2024, and all material submitted through the close of the public hearing on August 6, 2024. All of the following plans and materials are hereby incorporated by reference and made part of this Decision:

1. EIDR Application #PB-24-31 submitted by the Applicant and received by the Town Clerk on June 28, 2024, consisting of seven (7) pages
2. Architectural plans entitled "Westwood Medical Aesthetics Spa Commercial Fitout 693 High Street Westwood, MA", prepared by Stefanov Architects Inc. of 423 West Broadway, Suite 404, Boston, MA 02127, dated June 23, 2024, consisting of three (3) sheets
3. Detailed project description, untitled, prepared by the Applicant, no date, consisting of one (1) page

4. Property owner authorization entitled "Property Owner Application Authorization", signed by James E. Goode, dated June 18, 2024, consisting of two (2) pages
5. Stormwater, lighting, traffic, model, and site plan waiver request, untitled, prepared by the Applicant, no date, consisting of one (1) page

### DECISION

On August 6, 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 and zero (0) opposed, hereby **grants** the requested EIDR Approval pursuant to Sections 7.3 of the Zoning Bylaw for the Project as described above and in the Application therefore filed with the Town Clerk on June 28, 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 finding hereof, the Project shall comply with the Project Plans, and with the conditions of all prior decisions for the Property, 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. Prior to the start of any construction the applicant will submit an elevation plan indicating the door and signage for review and approval by the Town Planner.
5. Prior to the issuance of a Certificate of Occupancy the Applicant and/or Owner shall re-stripe their entire parking lot.

6. The Applicant and/or Owner shall submit a plan and specifications for a new dumpster enclosure(s), which shall be in full compliance with applicable Zoning Bylaw and General Bylaw requirements, to the Town Planner for review and approval and, following approval, shall install said dumpster enclosure on or before December 31, 2024.
7. 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.
8. The Applicant shall submit a Sign Plan for review and approval by the Town Planner for any signage not included in this Application and shall obtain Sign Permits from the Building Division prior to installation of any sign on the Property.
9. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
10. 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.

#### **RECORD OF VOTE**

The following members of the Planning Board voted on August 6, 2024 to grant EIDR Approval for the abovementioned Project with conditions as set forth above: Ellen Larking Rollings, Sean R. Weller, Joshua C. Ames, Philip M. Giordano.

The following members of the Planning Board voted in opposition to grant EIDR Approval for the abovementioned Project: None.



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Elijah Romulus, Town Planner  
August 14, 2024