

WESTWOOD

Fire Station 1



ABBUTTERS MEETING

SEPTEMBER 5, 2024

Abutters Meeting

Purpose: For participants to become familiar with the background and current proposal of the Fire Station Headquarters (FS1), to understand how the project may impact abutters both during and after construction and what steps the Town is taking to manage those impacts.

Process: PowerPoint presentation outlining

- How did we get here?
- Why do we need a new station?
- What does the Department need?
- Why this site?

Time: 90 minutes. Allowing for 30 minutes of Q&A

Fire Station Headquarters



Why do we need a New Station?



Why This Site?

A) Addition / Renovation at Existing Fire Station

Pros: On exiting Town Land

Cons: New building size will not fully meet program needs, significant modifications to exist structure systems, temp relocation, challenging site topography

B) Town-Owned High Street Site

Pros: On existing Town Land, will meet current and future program needs, no temp relocation

Cons: Landlocked site with no street access, close proximity to residential neighborhood

C) Town Hall and Police Station Site

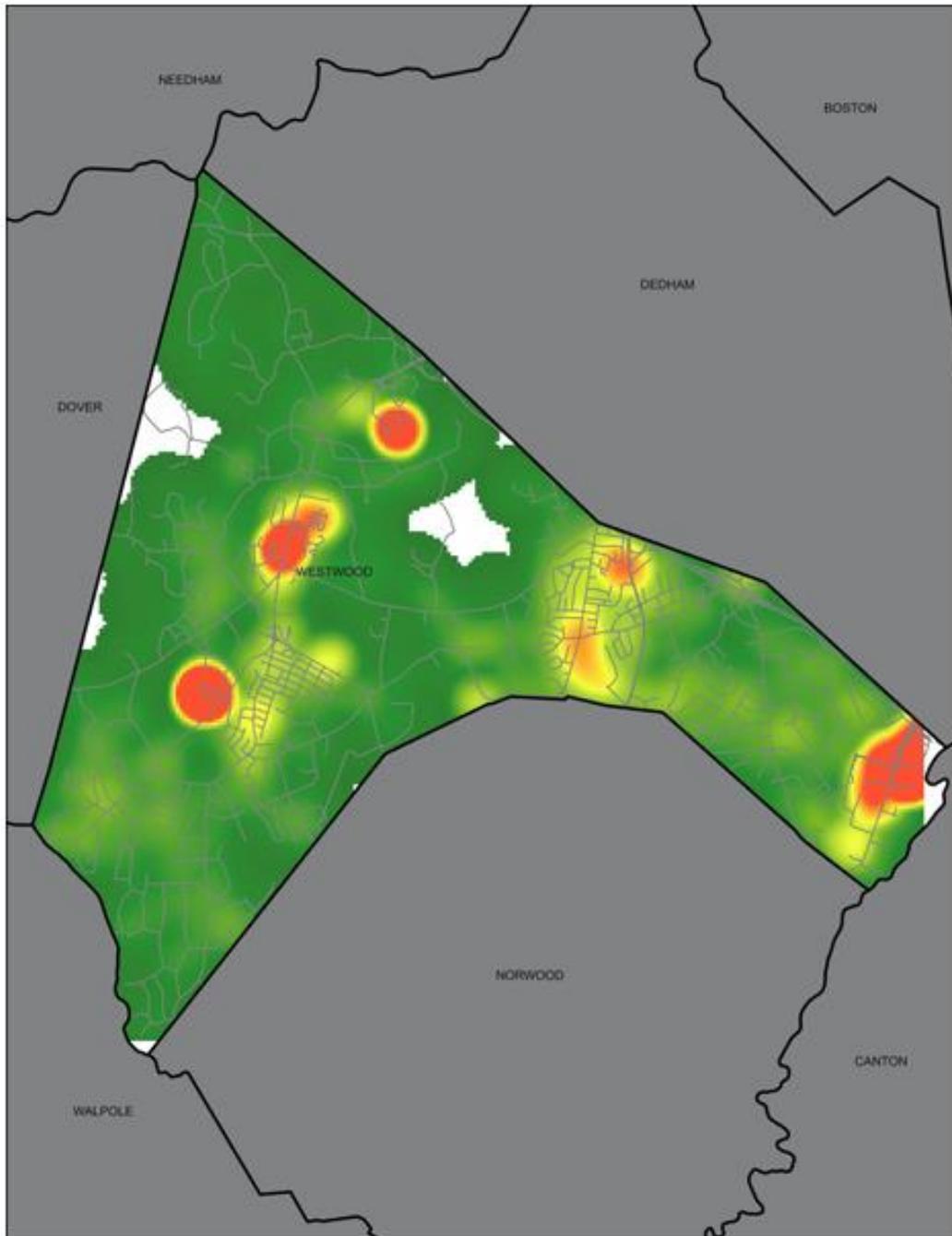
Pros: On existing Town Land, will meet current and future program needs, no temp relocation
create a public safety campus

D) New Construction at Existing Fire Station

Pros: On existing Town Land, will meet current and future program needs

Cons: Temp relocation, challenging site topography

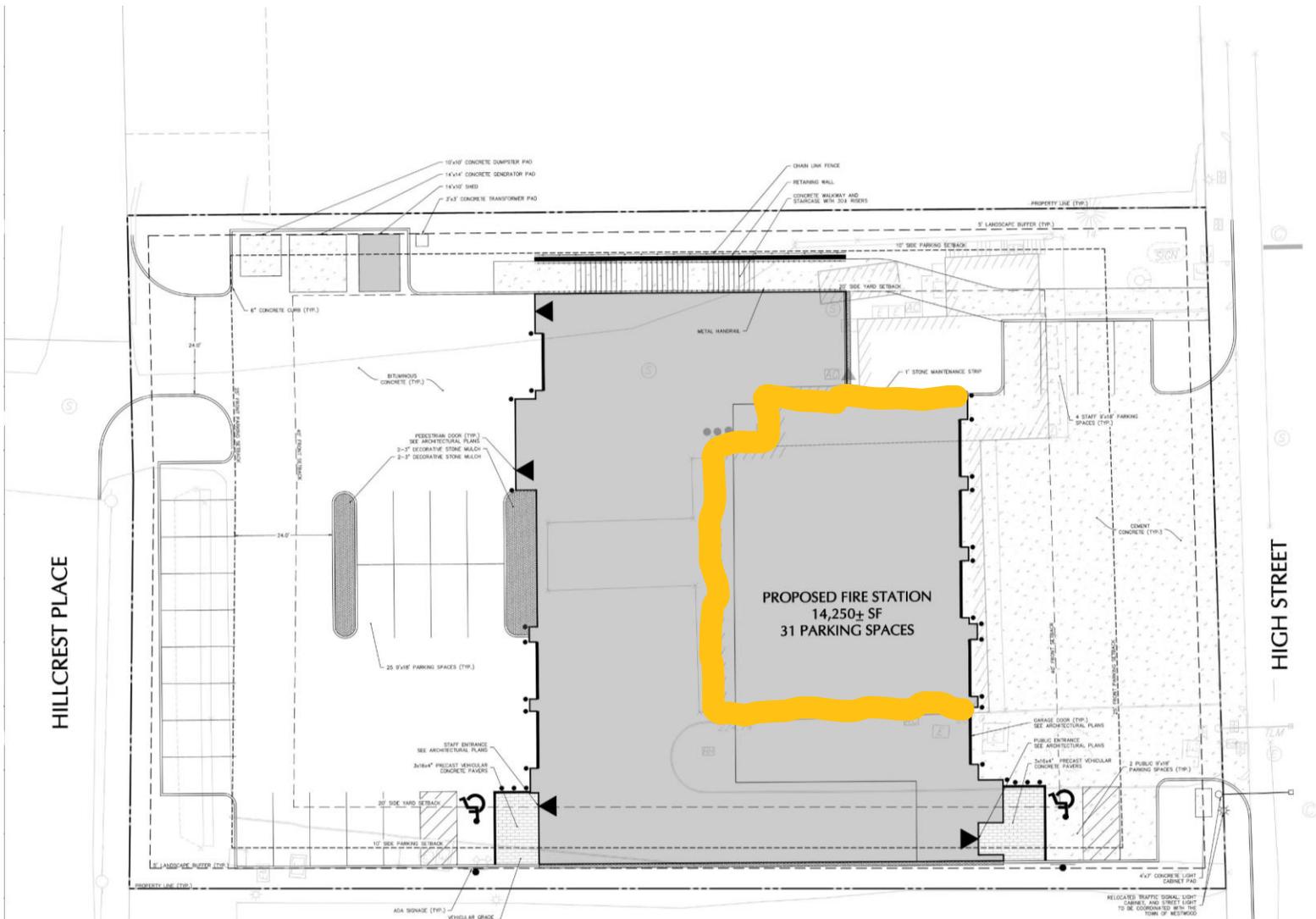




Response Time

- **Response Time:** The time between when a call is received and when the first officer arrives at the scene.
- **Rapidity of initial treatment (CPR, AED, drugs)** can have a significant impact on a patient survival outcome
- **All of the sites presented have a response time under 3 minutes.**

Fire Station 1



HILLCREST PLACE

HIGH STREET

PROPOSED FIRE STATION
14,250± SF
31 PARKING SPACES

ZONING REQUIREMENTS			
	EXISTING ZONE (SMALL RESIDENTIAL C ZONE)	PROPOSED USE: MUNICIPAL FACILITY (ALLOWED BY RIGHT)	FAMILY AREA PLANS 19'
	REQUIRED	PROPOSED	SECTION
LOT/BUILDING			
MINIMUM LOT AREA	40,000 SF	44,340± SF	5.3
MINIMUM BUILDING HEIGHT	35 FT	XXXXX	5.4
MINIMUM STREET FRONTAGE	125 FT	165± FT	5.5
MINIMUM FRONT YARD SETBACK	40 FT	54± FT	5.6
MINIMUM SIDE YARD SETBACK	N/A	5± FT	5.7
MINIMUM REAR YARD SETBACK	N/A	N/A	5.8
LANDSCAPE BUFFER	5 FT	5 FT	5.9
MINIMUM BUILDING COVERAGE PER LOT	20%	20%	6.0
MINIMUM IMPERVIOUS SURFACE PER LOT	< 50%	81.8 %	6.1
PARKING			
MINIMUM FRONT PARKING SETBACK	35'	7± FT	6.14
MINIMUM SIDE PARKING SETBACK	10'	5± FT	6.15
MINIMUM REAR PARKING SETBACK	N/A	N/A	6.16
MINIMUM PAVERS	300	100	6.1.6.1
ADA STANDARD SPACES	1 SPACE	STAFF LOT 1 SPACE PUBLIC LOT 2 SPACES	ADA STANDARDS CHAPTER 9

SCALE: 1" = 10' FEET

Fire Station 1

PROGRAM

- | | |
|---------------|----------------------|
| COMMON | FIRE |
| ● DISPATCH | ● ADMINISTRATION |
| ● PUBLIC | ● OPERATIONS |
| ● SHARED | ● OPERATIONS SUPPORT |
| ● CIRCULATION | ● LIVING SPACES |
| ● OTHER | |



LEVEL 0 – 8,953gsf



LEVEL 1 – 12,244gsf

Fire Station 1



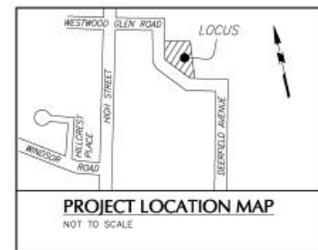
EAST ELEVATION – VIEW FROM HIGH STREET

Fire Station 1



SOUTHWEST PERSPECTIVE –

PROJECT NO. 151043301



Date	Description	No.
Revisions		
IAN C. WISURI, PLS No. 47403 DATE SIGNED		
LANGAN		
Langan Engineering and Environmental Services, Inc. 100 Cambridge Street, Suite 1310 Boston, MA 02114 T: 617.824.9100 F: 617.824.9101 www.langan.com		
Project		
WESTWOOD AMERICAN LEGION HALL		
90 DEERFIELD AVENUE WESTWOOD, 02090		
NORFOLK COUNTY MASSACHUSETTS		
Prepared for		
DORE AND WHITTIER ARCHITECTS, INC.		
260 MERRIMAC STREET, BLDG. 7 NEWBURYPORT, MA 01950		
Record Owner		
ASSESSORS MAP 14 LOT 95 WESTWOOD AMERICAN LEGION 4324/877		
Drawing Title		
EXISTING CONDITIONS		
Project No.	Drawing No.	
#151043301-V-201	VB201	
Date	Sheet 1 of 1	
APRIL 10, 2024		
Drawn By		
TCS		
Checked By		
KCW		

LEGEND

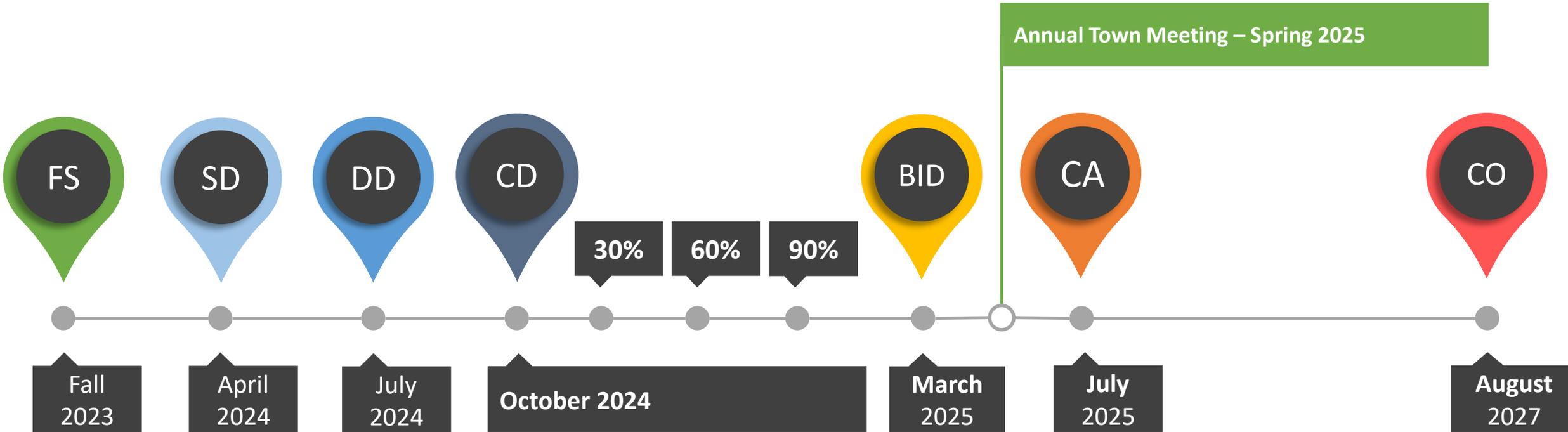
- ⊙ SEWER MAN-HOLE
- ⊙ DRAIN MAN-HOLE
- ⊙ FIRE HYDRANT
- ⊙ CATCH BASIN
- ⊙ POWER POLE
- ⊙ GUY WIRE
- ⊙ LIGHT POLE W/ARM
- ⊙ SIGN
- ⊙ FLAG POLE
- ⊙ SHRUB
- ⊙ TREE
- ⊙ WETLAND FLAG
- ⊙ FLARED END SECTION
- ⊙ ROOF DRAIN
- ⊙ SPOT ELEVATION
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC METER
- ⊙ STONE BOUND
- ⊙ DELTA ANGLE
- ⊙ ACRES
- ⊙ BITUMINOUS CURB
- ⊙ BITUMINOUS
- ⊙ CONCRETE
- ⊙ CONCRETE PAD
- ⊙ DRILL HOLE
- ⊙ DETECTABLE WARNING PAD
- ⊙ EDGE OF PAVEMENT
- ⊙ ENTRANCE
- ⊙ FOUND
- ⊙ HIGH DENSITY POLYETHYLENE
- ⊙ ARC LENGTH
- ⊙ METAL PIPE
- ⊙ NOW OR FORMERLY
- ⊙ INVERT
- ⊙ RADIUS
- ⊙ STONE BOUND
- ⊙ SQUARE FEET
- ⊙ SINGLE YELLOW STRIPE
- ⊙ TEMPORARY BENCH MARK
- ⊙ THRESHOLD
- ⊙ CENTERLINE TROUGH
- ⊙ TOP OF TRAP
- ⊙ GRANITE CURB
- ⊙ WETLAND FLAG
- ⊙ WOOD GUARD RAIL
- ⊙ TREE LINE
- ⊙ OVERHEAD WIRE
- ⊙ BOUNDARY OF BORDERING
- ⊙ VEGETATED WETLAND
- ⊙ CONTOUR LINE
- ⊙ STONE WALL



NOTES

- THIS PLAN IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, LLC., ON APRIL 10, 2024.
- BENCH MARK INFORMATION:
TEMPORARY BENCH MARKS SET:
TBM-1: CHISEL SQUARE CUT INTO CONCRETE LIGHT POLE BASE (AS SHOWN HEREON)
ELEVATION = 246.79
TBM-2: CHISEL SQUARE CUT INTO CONCRETE LIGHT POLE BASE (AS SHOWN HEREON)
ELEVATION = 248.07
TBM-3: SURVEY SPIKE SET IN UTILITY POLE #10 (AS SHOWN HEREON)
ELEVATION = 246.64
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12B) AS DETERMINED BY GNSS.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" (UNSHADED), AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR NORFOLK COUNTY, MASSACHUSETTS, MAP NUMBER 250210D170E, TOWN OF WESTWOOD, HAVING AN EFFECTIVE DATE OF JULY 17, 2012.
- WETLAND FLAGS AND RESOURCE AREAS SHOWN HEREON WERE TAKEN FROM A REPORT AND AUTOCAD FILE PREPARED BY THE PARE CORPORATION ON JUNE 17, 2014, PARE JOB NUMBER: 14119-01
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.

Project Schedule



FS Feasibility Study
SD Schematic Design
DD Design Development
CD Construction Documents

BID Sub-Contractor & General Contractor Bidding
CA Construction Administration
CO Certificate of Occupancy



TOWN OF WESTWOOD FIRE STATION HEADQUARTERS

Discover the plans for the new fire station headquarters at 637 High Street. The presentations and discussions will address the needs of a modern fire department, the current station's condition, associated costs and timelines, and the plan for a temporary station.

PUBLIC INFORMATION SESSIONS

2024 DATES

Monday, September 16

Thursday, November 14

2025 DATES

Tuesday, February 4

Tuesday, March 4

Wednesday, April 30

ALL INFORMATION SESSIONS WILL BE HELD AT THE
WESTWOOD MAIN LIBRARY
660 HIGH STREET AT 6 PM

WESTWOOD FIRE STATION 1

Thank you!



Follow Project Updates



TOWN OF WESTWOOD



FIRE STATION
HEADQUARTERS

