

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Ellen Larkin Rollings, Chair
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)
September 10, 2024

PROPERTY LOCUS 789 Clapboardtree Street
Assessor’s Map 22, Lot 081

APPLICANT Daniel Burke
Lifeworks
789 Clapboardtree Street
Westwood, MA 02090

PROPERTY OWNER SNARC, Inc
789 Clapboardtree Street
Westwood, MA 02090

APPLICATION #PB-24-27

BACKGROUND AND PROJECT SUMMARY

Daniel Burke on behalf of Lifeworks (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”) for the purposes of reconfiguring and restriping the rear portion of the parking lot to allow for 29 additional parking stalls and stormwater drainage improvements at 789 Clapboardtree Street. The project (hereinafter “Project”) is in the Single Residence A (SRA) zoning district and within the Access Approval Overlay District (AAOD).

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 July 2, 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 27, 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 July 2, 2024, and continuing through the opening of the public hearing on September 10, 2024. Said notice was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on July 16, 2024.
4. Public hearing for the Application opened on September 10, 2024. The Planning Board met remotely via Zoom each time and continued twice, to September 10, 2024 and September 24, 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.
5. There was no discussion during the hearing on September 24, 2024 and it was immediately closed.
6. Westwood Planning Board Members Ellen Larkin Rollings, Joshua C. Ames and Philip M. Giordano, were present for all sessions of the public hearing and deliberated on the Application at a duly authorized meeting on September 10, 2024. Sean R. Weller was present for the August 6, 2024 and September 10, 2024 meeting. Kathleen Nee was present for the September 10, 2024.
7. 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 7.5-acre parcel, known as the “Lifeworks,” located at 789 Clapboardtree Street , and shown on the Assessor’s Map 22, Lot 081.
2. The Property is bordered by agricultural use (the Bean Farm) to the north, educational use (Xaverian Brothers High School) to the east, Moderna in Norwood to the south, and Town of Westwood-owned undeveloped land to the west.
3. The Property, as proposed, will reconfigure and restripe the rear portion of the parking lot to allow for 29 additional parking stalls and stormwater drainage improvements.

4. 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.
5. The Project, as proposed, will ensure compliance with the provisions of this Bylaw, including parking, landscaping, exterior lighting, and noise.
6. 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.
7. 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 September 10, 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 7.3.7.4 of the Westwood Zoning Bylaw requiring the submission of drawings/renderings.
3. 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 July 2, 2024, and all material submitted through the close of the public hearing on September 10, 2024. All of the following plans and materials are hereby incorporated by reference and made part of this Decision:

1. EIDR Application #PB-24-27 submitted by the Applicant and received by the Town Clerk on July 2, 2024, consisting of eight (8) pages
2. Site plan entitled "#789 Clapboardtree Street Parking Improvements Plan of Land in Westwood, MA" prepared by Glossa Engineering of 46 East Street, Walpole, MA 02032, dated May 21, 2024 and revised through September 3, 2024, consisting of two (2) sheets

3. Colorized Site plan entitled "#789 Clapboardtree Street Parking Improvements Plan of Land in Westwood, MA" prepared by Glossa Engineering of 46 East Street, Walpole, MA 02032, dated May 21, 2024 and revised through September 3, 2024, consisting of one (1) sheet
4. "Stormwater Report" prepared by the Applicant, stamped by John F. Glossa, Civil Engineer, dated August 2, 2024 and revised through August 23, 2024, consisting of 16 pages
5. Project narrative entitled "Environmental Impact Design Review (EIDR) 789 Clapboardtree Street", prepared by Glossa Engineering, dated June 13, 2024, consisting of two (2) pages
6. Project narrative supplement entitled "Parking lot-re-design/increased spaces at 789 Clapboardtree St.", prepared by the Applicant, dated June 20, 2024, consisting of three (3) pages
7. Property owner authorization entitled "Property Owner Application Authorization", signed by the Applicant, dated June 13, 2024, consisting of one (1) page
8. Waiver request entitled "Environmental Impact Design Review (EIDR) 789 Clapboardtree Street Request for waiver Stormwater Report", prepared by Glossa Engineering, dated June 13, 2024, consisting of one (1) page
9. Additional waiver requests entitled "Environmental Impact Design Review (EIDR) 789 Clapboardtree Street Request for Waivers", prepared by Glossa Engineering, dated June 13, 2024, consisting of one (1) page

DECISION

On September 10, 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 July 2, 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 shall submit a fully revised set of site plans and Stormwater Report/O&M Plan addressing all remaining comments in the Memorandum from Philip Paradis, Jr., PE, LEED AP, CPSWQ of BETA Group, Inc., to the Westwood Planning Board dated August 2, 2024. Said Stormwater Report/O&M Plan shall comply with Town of Westwood Stormwater Regulations as set in the Town Bylaws and to reflect the views set forth by the Planning Board at the August 6, 2024 Planning Board meeting. Said fully revised set of site plans and Stormwater Report/O&M Plan shall be reviewed by the Town Planner and approved if consistent with all of the above.
5. Prior to the start of any construction the Applicant shall submit a fully revised set of site plans including construction detail for the landscape island and a planting schedule indicating Massachusetts native species for the for review and approval by the Town Planner.
6. Prior to the start of any construction the Applicant shall submit a document indicating the donation of 12 trees to Town owned property for review and approval by the Town Planner and Tree Warden.
7. The proposed parking lot expansion shall be used for approximately 20 special events (i.e.: memorials, fundraising events, open house, or similar events) per year.
8. All landscaping approved herein shall be installed at the earliest possible date, but only during the spring growing season running from April 15 thru June 15 or during the fall growing season running from September 15 thru November 15. Any plantings that do not survive shall be replaced in-kind in perpetuity at the Property Owner's expense.
9. 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.

RECEIVED

By Town Clerk at 1:51 pm, Sep 25, 2024

10. 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.
11. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
12. 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 September 10, 2024 to grant EIDR Approval for the abovementioned Project with conditions as set forth above: Ellen Larking Rollings, Joshua C. Ames, Kathleen Nee & Philip M. Giordano.

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



Elijah Romulus, Town Planner
September 25, 2024