

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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Sean R. Weller, Vice Chair
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PLANNING BOARD

PLANNING BOARD APPROVAL

Environmental Impact & Design Review (EIDR)
September 24, 2024

PROPERTY LOCUS 220 Providence Highway
Assessor’s Map 24, Lot 074

**APPLICANT
& PROPERTY OWNER** Justin Ferris
Westwood Realty Ventures LLC
PO Box 262
Norwood, MA 02062

APPLICATION #PB-24-37

BACKGROUND AND PROJECT SUMMARY

Westwood Realty Ventures LLC (hereinafter “Applicant”) filed an application (hereinafter “Application”) requesting EIDR Approval pursuant to Section 7.3 of the Town of Westwood Zoning Bylaw (hereinafter “Zoning Bylaw”) for the purposes of a change of use from a personal services establishment use, hair salon, to a Printing/copy/publishing establishment, less than 4,000 square feet use, shipping and printing business with interior cosmetic alterations in Lamberts Plaza at 220 Providence Highway. The project is in the Single Residence B (SRB) 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 August 9, 2024.
2. 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 September

5, 2024 and September 12, 2024. Notice of the public hearing was posted in Westwood Town Hall commencing on September 3, 2024 and continuing through the opening of the public hearing on September 24, 2024 Said notice was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on August 20, 2024.

3. 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 August 12, 2024.
4. Public hearing for the Application opened September 24, 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, Kathleen Nee, and Philip M. Giordano were present for the public hearing and deliberated on the Application at a duly authorized meeting on September 24, 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 one 5-acre parcel, On August 8, 2024, the Applicant submitted an Application requesting an AEIDR pursuant to Section 7.3.6 that was reviewed for completeness by the Town Planner, once deemed complete it was filed with the Town Clerk on August 9, 2024.
2. The Project Site is pre-existing nonconforming commercial use on Route 1 in the Single Residence B Zoning district.
3. The Property is bordered by residential uses.
4. The Property, as proposed, will have a printing/copy/publishing establishment, less than 4,000 square feet use, shipping and printing business, in a vacant store front previously occupied by a personal services establishment use, a former hair salon.
5. 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.
6. 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 Sections 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 September 24, 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 7.3.7.5 of the Westwood Zoning Bylaw requiring the submission of a photographs.

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 August 9, 2024, and all material submitted through the close of the public hearing on September 24, 2024. All of the following plans and materials are hereby incorporated by reference and made part of this Decision:

1. EIDR Application PB-24-37 received by the Town Clerk on August 9, 2024, consisting of seven (7) pages (as supplemented through September 24, 2024)
2. Site plans entitled "Existing Conditions Plan", prepared by Precision Land Surveying, Inc. stamped by Michael A. Pustizzi, Professional Land Surveyor, dated January 5, 2024, consisting of two (2) sheets
3. Renderings, titled "Counters Back to Front", prepared by Applicant, no date, consisting of one (1) sheet
4. Renderings, titled "Fixture Plan Draft", prepared by Applicant, no date, consisting of one (1) sheet
5. Renderings, titled "Front Seating", prepared by Applicant, no date, consisting of one (1) sheet
6. Renderings, titled "Front to Back Snap 1", prepared by Applicant, no date, consisting of one (1) sheet
7. Detailed project description entitled "Detailed Project Description- Change of Use 248 Providence Highway", prepared by the Applicant, dated August 8, 2024, consisting of two (2) pages

8. Photos, untitled, prepared by Applicant, no date, consisting of one (1) sheet
9. Waiver requests entitled "EIDR Waiver Request: Westwood Realty Ventures LLC", prepared by the Applicant, dated August 8, 2024, consisting of one (1) page

DECISION

On September 24, 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 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 August 9, 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. 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

RECEIVED

By Town Clerk at 11:25 am, Sep 25, 2024

the Building Division prior to installation of any sign on the Property.

5. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
6. 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.
7. 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 24, 2024 to grant the EIDR approval for the abovementioned Project with conditions as set forth above: Ellen Larkin Rollings, Sean R. Weller, Kathleen Nee, and Philip M. Giordano.

The following members of the Planning Board voted in opposition for the abovementioned Project: none.



Elijah Romulus, Town Planner
September 25, 2024