

Nancy Donahue, Chairman
Marilyn Freedman
Mary Ellen Larose
Lura Provost

Town of Westwood
Commonwealth of Massachusetts



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Department of Community and Economic Development
WESTWOOD HISTORICAL COMMISSION

Historic Structure Demolition
Westwood General Bylaw Chapter 250A

APPLICANT: Petruzziello Properties, LLC
21 Eastbrook Road
Dedham, MA 02026

PROPERTY OWNER: Petruzziello Properties, LLC
21 Eastbrook Road
Dedham, MA 02026

PROPERTY LOCUS: 291-295 Washington Street
Assessor's Map 23, Lot 162

2018 JUN - 1 P 12: 31
TOWN CLERK
TOWN OF WESTWOOD

BACKGROUND AND PROJECT SUMMARY

The Applicant requested a Pre-determination of Historical Significance for a commercial structure on the property at 291-295 Washington Street. The property is located in the Local Business B (SRB) and Flexible Multiple Use Overlay District 6 (FMUOD6) zoning district and shown on the Assessor's Map as AP 23, Lot 162. The commercial structure is a permitted use in this district. The structure is believed to have been built in 1880. An Application pursuant to Westwood General Bylaw Chapter 250A was filed with the Westwood Historical Commission and the Town Clerk on April 9, 2018.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicant and its representatives and having considered the technical analysis, supplemental information provided during the course of the public hearing, correspondence and testimony from representatives from various boards and commissions and departments within the Town of Westwood and from all other interested parties, the Westwood Historical Commission makes the following procedural findings and project findings:

PROCEDURAL FINDINGS:

1. On April 9, 2018, an Application was filed by or on behalf of Petruzziello Properties, LLC (hereinafter "Applicant"), pursuant to Westwood General Bylaw

Section 250A [Historic Structure Demolition] with the Westwood Historical Commission (hereinafter "WHC").

2. Pursuant to Westwood General Bylaw Section 250A, the WHC caused notice of the public hearing to be published in the *Westwood Press*, a newspaper of general circulation in Westwood, on April 13, 2018. Notice of the public hearing was posted in the Westwood Town Hall commencing on April 11, 2018, and continuing through the opening of the public hearing on April 26, 2018. Said notice of the public hearing was mailed postage prepared to all Parties in Interest as defined in Westwood General Bylaw Section 250A on April 11, 2018.
3. The public hearing on the Application commenced on April 26, 2018, in the Fisher School, 830 High Street, Westwood, Massachusetts, and was concluded on the same date.
4. WHC Members Nancy Donahue, Marilyn Freedman, Mary Ellen Larose, Jack Patterson, and Lura Provost deliberated on the Application at a duly authorized meeting on April 26, 2018.

PROJECT FINDINGS:

1. The subject property consists of approximately 0.14 acre, located at 291-295 Washington Street, and is shown as Map 23, Lot 162 on the Westwood Board of Assessors' Map (hereinafter "Property").
2. Presently, the Project Site contains a single commercial structure, which is believed to have been constructed in 1880.
3. The Property is located in the Local Business B (SRB) and Flexible Multiple Use Overlay District 6 (FMUOD6) zoning district. The commercial structure is a permitted use in this district.
4. The Westwood Historical Commission participated in a walk-through of the structure on April 26, 2018 and documented architectural features that members considered to be historically significant.
5. The Applicant presented architectural drawings of the proposed Islington Center Redevelopment Project, including drawings of buildings he wishes to construct on and around the Property following the demolition of the existing commercial structure.
6. During the course of its public hearing, the WHC considered whether the apparent age and/or historical or architectural character of the commercial structure subjected such structure to the requirements of Westwood General Bylaw Section 250A. The WHC determined that the structure was historically significant. In light of the demonstrated historical significance, the WHC determined that the structure should be preferably preserved.
7. The WHC voted 3 to 2 to impose a 90-day Demolition Delay Period.

DECISION:

The Westwood Historical Commission evaluated the Demolition Application in relation to the above Findings, and as the approving authority, by a vote of three (3) in favor and two (2) opposed, hereby declares the commercial structure at 291-295 Washington Street to be a preferably preserved historic structure, and imposes a 90-day Demolition Delay Period, beginning on April 26, 2018, pursuant to Westwood General Bylaw Section 250A-4E. This decision shall expire on April 26, 2020 and is transferable to a new property owner prior to that expiration date.

RECORD OF VOTE

The following members of the Westwood Historical Commission voted on April 26, 2018 to impose a 90-day Demolition Delay Period, beginning on April 26, 2018, thereby preventing the issuance of a Demolition Permit for the commercial structure at 291 Washington Street prior to July 26, 2018: Nancy Donahue, Jack Patterson, and Lura Provost.

The following members of the Westwood Historical Commission voted not to impose a Demolition Delay Period: Marilyn Freedman and Mary Ellen LaRose.



Nora Loughnane
May 31, 2018

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