

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Steven M. Rafsky, Chairman
Steven H. Olanoff, Vice Chairman
John J. Wiggin, Secretary
Bruce H. Montgomery
Carol E. Chafetz



Nora Loughnane, Town Planner
Janice Barba, Planning & Land Use Specialist
2012 APR 30 P 3:31

TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

**DECISION OF THE PLANNING BOARD
ENVIRONMENTAL IMPACT AND DESIGN REVIEW**

APPLICANT: Lochland Hall, Inc.
118 Juniper Ridge Road
Westwood, MA 02090

PROPERTY OWNER: Lochland Hall, Inc.
118 Juniper Ridge Road
Westwood, MA 02090

PROPERTY LOCUS: 282 Blue Hill Drive
Assessor's Map 26, Lot 20

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to convert an existing unfinished structure into a religious facility, and to construct a parking lot at 282 Blue Hill Drive. The property is located in the Single Residence C (SRC) zoning district. The proposed religious facility is permitted in the SRC District, subject to Limited Environmental Impact Design Review (EIDR) of an exempt use pursuant to Section 7.3 of the Westwood Zoning Bylaw.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicants and their 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 Town of Westwood Planning Board makes the following procedural findings and project findings:

PROCEDURAL FINDINGS:

1. On October 7, 2011, an application was filed by or on behalf of Lochland Hall, Inc., pursuant to Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application").

2. Pursuant to M.G.L. Chapter 40A, Section 9 and 11 and the applicable provisions of the Westwood Zoning Bylaw and the Rules and Regulations of the Westwood Planning Board (hereinafter "Rules and Regulations"), the Planning Board caused notice of the public hearing to be published in *The Westwood Press*, a newspaper of general circulation in Westwood, on November 3, 2011 and again on November 10, 2011. Notice of the public hearing was posted in the Westwood Town Hall commencing on November 3, 2011, and continuing through the opening of the public hearing on November 22, 2011. Said notice of the public hearing was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on November 3, 2011.
3. The Planning Board provided copies of the Application to other Town of Westwood boards and commissions, departments and officials including, but not limited to, the Board of Health, Board of Selectmen, Building Commissioner, Conservation Commission, Department of Public Works, Economic Development Officer, Fire Chief, Police Chief and Town Engineer, on November 3, 2011.
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Sections 9 and 11, the public hearing on the Application commenced on November 22, 2011 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, and was continued to January 3, 2012, further continued to February 14, 2012, and further continued to March 13, 2012 at the same location. The Planning Board closed the public hearing on March 13, 2012.
5. Planning Board members attended a site visit at 282 Blue Hill Drive on December 5, 2011 at 7:30 am.
6. Westwood Planning Board members Steven M. Rafsky, Steven H. Olanoff, and John J. Wiggin were present for all sessions of the public hearing. Westwood Planning Board member Bruce H. Montgomery was present for all but one hearing session, and reviewed the record of that missed hearing session, and signed the required certification. Steven M. Rafsky, Steven H. Olanoff, John J. Wiggin, and Bruce H. Montgomery deliberated on the Application at a duly authorized meeting on March 13, 2012.

PROJECT FINDINGS:

1. The subject property consists of approximately 2.2 acres located at 282 Blue Hill Drive and is shown as Map 26, Lot 20 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. The Applicants propose to convert an existing unfinished structure into a religious facility, and to construct a parking lot at 282 Blue Hill Drive. Initially, the Planning Board could not determine that the Applicant could file for a religious exemption as the church entity did not have a lease for use of the property or an ownership position of the property. Prior to closing the hearing, the church entity did acquire ownership of the site and the Applicant provided documentation regarding ownership to the Planning Board.
3. The Project Site is located within the Single Residence C (SRC) zoning district. The proposed religious facility is permitted in the SRC District, subject to Limited Environmental Impact Design Review (EIDR) of an exempt use pursuant to Section 7.3 of the Westwood Zoning Bylaw.

4. A minimum of twenty (20) parking spaces are required for the proposed use of the existing building as a religious facility for the proposed congregation. Organized off-site parking will be instituted for occasional special events requiring a greater number of parking spaces.
5. 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 residential properties, and will be consistent with all applicable standards set forth in Section 7.3.7 of the Westwood Zoning Bylaw.

DECISION

The Planning Board, by a vote of four (4) in favor and none (0) opposed, hereby submits its Limited Environmental Impact and Design Review **Approval** of an exempt use pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor dated September 29, 2011 and filed in the office of the Town Clerk on October 7, 2011, and the following related submissions filed with the Planning Board by or on behalf of the Applicants:

1. Site plan entitled "Proposed Drainage System Plan, #282 Blue Hill Drive, Westwood, Massachusetts, as prepared for Lochland Hall Inc.", prepared by Cheney Engineering, Co., Inc., 4 Walpole Street, Dover, MA 02030, dated February 9, 2012 and revised through February 14, 2012, consisting of two (2) sheets.
2. Site plan entitled "Existing Landscape Conditions, #282 Blue Hill Drive, Westwood, Massachusetts, as prepared for Lochland Hall Inc.", prepared by Integrated Solutions Group, 90 Wells Avenue, Newton, MA 02459, dated February 9, 2012 and revised through February 14, 2012, consisting of one (1) sheet.
3. Architectural plans entitled "New Church at 282 Blue Hill Drive, Westwood, Massachusetts", prepared by Olson Lewis Diolo & Doktor Architects, 17 Elm Street, Manchester-by-the-Sea, Mass., dated September 24, 2009 and revised through September 30, 2011, consisting of eight (8) sheets.
4. Drainage report entitled "Drainage Summary, 282 Blue Hill Drive, Westwood, Massachusetts", prepared by Cheney Engineering, Co., Inc., 4 Walpole Street, Dover, MA 02030, dated February 19, 2012, consisting of thirty-six (36) pages.
5. Application form and narrative report entitled "Environmental Impact and Design Review Application, 282 Blue Hill Drive, Westwood, MA", dated, September 29, 2011, consisting of fifteen (15) pages.
6. Letter from Randy Lewis, Principal of Olson & Lewis, to Phillip Markham, re: Occupancy Calculation for 282 Blue Hill Drive, Westwood, Mass, dated January 24, 2012, consisting of one (1) page.
7. Copy of Quit Claim Deed, dated February 13, 2012, transferring parcel known as 282 Blue Hill Drive from Laurence R. Markham to Lochland Hall Inc, recorded at Norfolk Registry of Deeds Book 29650, Page 289.

8. Electronic communication to Nora Loughnane, Town Planner, from Linda Shea, Health Director, re: Limited EIDR for 282 Blue Hill Drive, 282 Blue Hill Drive - Site Plan review, dated November 15, 2011, consisting of one (1) page.
9. Memorandum to Westwood Planning Board, from Joe Doyle, Building Commission, re: 282 Blue Hill Drive - Site Plan review, dated November 16, 2011, consisting of one (1) page.
10. Memorandum to Nora Loughnane, Town Planner, from Chris Gallagher, Deputy Director of Public Works, re: 282 Blue Hill Drive, dated February 14, 2012, consisting of one (1) page.
11. Certification of Bruce H. Montgomery Regarding November 22, 2011 Continued Public Hearing, recorded in the Office of the Town Clerk on February 15, 2012.
12. Electronic communication to Nora Loughnane, Town Planner, from Chris Gallagher, Deputy Director of Public Works, re: Drawings for 282 Blue Hill Drive, dated March 9, 2012, consisting of one (1) page.
13. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

CONDITIONS

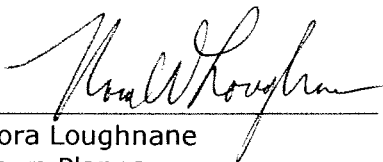
The foregoing approval is issued to the Applicants for the aforementioned project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, and with all conditions of prior approvals, in all respects, and the Applicants shall pursue completion of the project with reasonable diligence and continuity.
2. The Applicant shall submit a revised drainage report to address concerns detailed in the March 9, 2012 electronic communication from Deputy Director of Public Works Chris Gallagher, and shall obtain approval of the revised drainage report and drainage plans from the Director of Public Works prior to the issuance of a Certificate of Occupancy for the existing structure.
3. The Applicant shall submit plans and specifications for the installation of bollards to prevent vehicles from backing onto the porch on the eastern building façade, and shall obtain approval of such plans and specifications from the Town Planner prior to the issuance of a Certificate of Occupancy for the existing structure.
4. The Applicant shall install the light pole and lamp shown on the submitted site plan as "future parking lot light" prior to the issuance of a Certificate of Occupancy for the existing structure, and shall employ said light fixture to illuminate the parking area as necessary for evening events.
5. The Applicant shall obtain any necessary approvals from the Westwood Conservation Commission.

RECORD OF VOTE

The following members of the Planning Board voted to grant Limited EIDR Approval of an exempt use for the abovementioned Project: Steven M. Rafsky, Steven H. Olanoff, John J. Wiggin and Bruce H. Montgomery.

The following members of the Planning Board voted in opposition to Limited EIDR Approval of an exempt use for the abovementioned Project: None.



Nora Loughnane
Town Planner

DATED: April 30, 2012