

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, Land Use Assistant

PLANNING BOARD

**DECISION OF THE PLANNING BOARD
OF THE TOWN OF WESTWOOD**

APPLICANT: John Desmond

PROPERTY OWNER: Prevett Realty Trust, Anthony J. Prevett, Trustee

PROPERTY LOCUS: 1200 East Street
Assessor's Map 18, Lot 55

TOWN CLERK
TOWN OF WESTWOOD

2010 AUG 16 P 12:06

MEETING: The Planning Board of the Town of Westwood held a public hearing in accordance with the General Laws of the Commonwealth of Massachusetts on Tuesday, August 3, 2010, which hearing was opened and immediately continued without testimony taken to Tuesday, August 10, 2010, both sessions being held in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, at which hearing the Planning Board considered the request of John Desmond for approval of an application made pursuant to the provisions of Section 7.3 of the Westwood Zoning Bylaw [Environmental Impact and Design Review].

PROJECT SUMMARY

The Applicant proposes to construct a new garage for the storage of oil delivery trucks in addition to the existing office building at 1200 East Street. The proposed oil truck garage would be associated with the business known as Prevett Oil Company, which has offices on the adjacent property, 1198 East Street. The subject lot is a through lot with frontage on both East Street and Westwood Terrace. Submitted plans show the primary vehicular entrance to the proposed garage on the Westwood Terrace side of the lot. The property is located in the Highway Business (HB) zoning district. Plans for the proposed garage were conditionally approved by the Zoning Board of Appeals on June 16, 2010, in response to the Applicant's appeal of the Building Commissioner's denial of a building permit for the proposed garage.

DECISION

The Planning Board, by a vote of five (5) in favor and none opposed, hereby submits its Environmental Impact and Design Review **Approval** pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefore dated and filed in

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the office of the Town Clerk on June 22, 2010, and the following related submissions filed with the Planning Board by or on behalf of the Applicant:

1. Plan entitled "Proposed Garage For The Prevett Realty Trust Westwood MA, 02090", prepared by Complete Development Corp., P.O. Box 368, Norfolk, MA 02056, dated January 3, 2010, consisting of the following seven (7) sheets:

T-1 Title Page;
A-1 Foundation Plan;
A-2 Second Floor Plan;
A-3 Section/Details;
A-4 Roof Framing & Roof Plan;
A-5 Elevations; and
Coastal Forest Productions - 2nd Floor
2. Plot plan prepared by Landmark Engineering of New England, Inc., 224 Dedham Street, Norfolk, MA 02056, dated December 18, 2009 and revised February 18, 2010 consisting of two (2) sheets;
3. Report entitled "Prevett Oil Truck Garage – 1200 East Street, Environmental Impact and Design Review, Impact Statement ", prepared by John Desmond, undated, consisting of eight (8) pages;
4. Memorandum to Nora Loughnane, Town Planner, from William Scoble, Fire Chief, re: 1200 East Street, Prevett Realty Trust, dated August 3, 2010, consisting of one (1) page;
5. Memorandum to Nora Loughnane, Town Planner, from Linda R. Shea, REHS/RS, Health Director, re: EIDR for Prevett Oil Delivery Truck Garage-1200 East Street, dated July 19, 2010, consisting of one (1) page;
6. Letter to Westwood Planning Board, from Jeffrey J. Bina, P.E., Town Engineer, re: Plan for Proposed Garage – 1200 East Street, Plan dated 12/18/09, Revised to 7/27/10, dated August 9, 2010, consisting of one (1) page;
7. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

WAIVERS

The following waivers are hereby granted by the Planning Board:

1. Waiver of submission of exterior lighting plan under Section 7.3.6.2 of the Westwood Zoning Bylaw.
2. Waiver of submission of traffic study under Section 7.3.6.3 of the Westwood Zoning Bylaw.
3. Waiver of submission of photographs under Section 7.3.6.5 of the Westwood Zoning Bylaw.

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4. Waiver of model submission required under Section 7.3.6.7 of the Westwood Zoning Bylaw.

CONDITIONS

The foregoing approval is issued to the Applicant 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 Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. The sole use of the garage shall be for parking and storage of vehicles, storage of articles associated with the business and maintenance of the vehicles. No other use shall occur within the structure without the Planning Board's express approval in the form of an amendment to this EIDR approval;
3. The total amount of fuel oil stored in fuel oil tanker delivery trucks parked within the garage shall be less than fifteen thousand (15,000) gallons, measured in the aggregate;
4. Any work that affects or is within the public right-of-way shall be replaced in kind along with matching grades;
5. The Applicant shall submit revised plans including the locations and descriptions of all exterior lighting fixtures prior to the issuance of any permit for construction of the proposed garage. The number of exterior lighting fixtures shall not exceed six (6), the wattage of each fixture shall not exceed seventy-five (75) watts, and height of each fixture shall not exceed twelve (12) feet above grade.
6. The proposed sewer connection shall be installed in full accordance with the Westwood DPW Sewer Division regulations and standards, and the Applicant shall ensure that the sewer contractor notifies the Westwood Sewer Department prior to performing any sewer work.

RECORD OF VOTE

The following members of the Planning Board voted to grant EIDR Approval for the abovementioned Project: S. Rafsky, S. Olanoff, J. Wiggin, B. Montgomery & C. Chafetz.

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



Nora Loughnane
Town Planner
DATED: August 12, 2010