

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
Iraice Barber, Planning & Land Use Specialist
2011 APR 25 P 4:13

TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

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

APPLICANT: Duncan M. and Ellen B. McFarland

PROPERTY OWNER: Duncan M. and Ellen B. McFarland

PROPERTY LOCUS: 1255 High Street
Assessor's Map 28, Lot 33

BACKGROUND AND PROJECT SUMMARY

The Applicants propose to construct a crushed stone 15-car parking lot to serve a wildlife preserve/conservation area and associated trail system at 1255 High Street. The property is located in the Single Residence C (SRC) zoning district. A parking lot is permitted in association with the allowed wildlife preserve/ conservation area use in this district, subject to Environmental Impact Design Review (EIDR) pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed parking lot will be surrounded by a low guide rail. One of two existing driveways and curb cuts will be used to access the parking lot. The site will include a bench, bike rack, trash and recycling receptacles, and an informational kiosk. A water quality swale will be constructed on the west side of the parking lot for the treatment of parking lot runoff.

The Applicants intend to transfer the property to Hale Reservation, which would be responsible for maintenance of the parking lot and trails.

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 January 28, 2011, an application was filed by or on behalf of Duncan M. and Ellen B. McFarland 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 February 3, 2011 and again on February 10, 2011. Notice of the public hearing was posted in the Westwood Town Hall commencing on January 31, 2011, and continuing through the opening of the public hearing on February 17, 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 January 31, 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.
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Sections 9 and 11, the public hearing on the Application was held on February 17, 2011 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts.
5. Westwood Planning Board members Steven H. Olanoff, Bruce H. Montgomery, and Carol E. Chafetz were present for the public hearing and deliberated on the Application at a duly authorized meeting on February 17, 2011.

PROJECT FINDINGS:

1. The subject property consists of approximately 13.6 acres located at 1255 High Street and is shown as Map 28, Lot 33 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. The Applicants propose to construct a new 15-car parking lot to serve a proposed wildlife preserve/conservation area and associated trail system at 1255 High Street.
3. The Applicants propose to transfer the property to Hale Reservation - a private, non-profit educational organization that manages over 1,100 acres of woodlands and over twenty miles of trails in Westwood and Dover, Massachusetts. Hale Reservation has agreed to accept ownership of the parcel and to take responsibility for maintenance of the parking lot and trails.
4. The Project Site is located within the Single Residence C (SRC) zoning district. A parking lot is permitted in association with the allowed wildlife preserve/conservation area use in this district, subject to EIDR pursuant to Section 7.3 of the Westwood Zoning Bylaw.
5. The Project, as modified by the conditions of this decision, is consistent with all applicable standards under Section 7.3.7 [Environmental Impact and Design Standards] of the Westwood Zoning Bylaw.

6. The Project, as modified by the conditions of this decision, will provide for safe and effective vehicular and pedestrian circulation into and through the proposed parking lot.
7. The Project, as modified by the conditions of this decision, will not present a public safety hazard to the Town, or the surrounding residential properties.
8. 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 three 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 therefor dated and filed in the office of the Town Clerk on January 27, 2011, and the following related submissions filed with the Planning Board by or on behalf of the Applicants:

1. Plan entitled "1255 High Street Conservation Land", prepared by Beals & Thomas, Reservoir Corporate Center, 144 Turnpike Road, Southborough, MA, 01771-2104, dated January 27, 2011, consisting of the following two (2) sheets:

Sheet C1.1, entitled "Parking Lot Site Plan", dated January 27, 2011; and

Sheet C1.2, entitled "Notes and Details", dated January 27, 2011;

2. Narrative Report entitled "Environmental Impact Design Review (Site Plan Review), Westwood Massachusetts", prepared by Beals and Thomas, Reservoir Corporate Center, 144 Turnpike Road, Southborough, MA, 01771-2104, dated January 27, 2011, consisting of eleven (11) pages;

3. Plan entitled "1255 High Street Conservation Land", prepared by Beals & Thomas, Reservoir Corporate Center, 144 Turnpike Road, Southborough, MA, 01771-2104, dated January 26, 2011, consisting of the following two (2) sheets:

Figure No. 001, entitled "Pre-Development Conditions Hydrologic Areas Map", dated January 26, 2011; and

Figure No. 002, entitled "Post-Development Conditions Hydrologic Areas Map", dated January 26, 2011;

4. Stormwater Management Calculation Summary, prepared by Beals and Thomas, Reservoir Corporate Center, 144 Turnpike Road, Southborough, MA, 01771-2104, dated January 27, 2011, consisting of six (6) pages;
5. Memorandum to Nora Loughnane, Town Planner, from Sgt. Paul R. Sicard, Safety Officer, re: Parking Lot Request 1255 High Street, dated February 9, 2011, consisting of one (1) page;
6. Electronic communication to Nora Loughnane, Town Planner, from Linda Shea, Health Director, re: EIDR 1255 High Street, dated February 10 2011, consisting of one (1) page;

7. Memorandum to Nora Loughnane, Town Planner, from Jeffrey Bina, Town Engineer, re: EIDR Proposed 15 Car Parking Lot Located on the Property Formerly 1255 High Street, dated February 14, 2011, consisting of one (1) page;
8. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

WAIVERS, MODIFICATIONS AND REDUCTIONS

The following waivers are hereby granted by the Planning Board in accordance with Section 7.3 of the Westwood Zoning Bylaw:

1. Section 7.3.12 of the Westwood Zoning Bylaw requiring administrative and technical review fees shall be waived. The Planning Board finds that the Project will provide value to the public by preserving, protecting and enhancing the town's natural resources. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
2. Section 7.3.6.2 of the Westwood Zoning Bylaw requiring submission of an exterior lighting plan shall be waived. The Planning Board finds that the submitted plans sufficiently detail the proposed alterations, and no additional exterior lighting plan is necessary. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
3. Section 7.3.6.3 of the Westwood Zoning Bylaw requiring submission of traffic study shall be waived. The Planning Board finds that the site distance is adequate for safe access and egress, and that the intensity of the proposed use does not warrant the requirement of a traffic study. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
4. Section 7.3.6.4 of the Westwood Zoning Bylaw requiring submission of drawings and renderings shall be waived. The Planning Board finds that the submitted plans sufficiently detail the proposed alterations, and no additional drawings or renderings are necessary. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
5. Section 7.3.6.7 of the Westwood Zoning Bylaw requiring submission of a model shall be waived. The Planning Board finds that the submitted plans sufficiently detail the proposed alterations, and no model is necessary. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.

The following reductions and modifications are hereby granted by the Planning Board in accordance with Section 6.1.17.5 of the Westwood Zoning Bylaw:

1. Section 6.1.17.1.2 requirements for perimeter planting areas shall be reduced to permit landscaping as shown on submitted plan. The Planning Board finds that the existence of mature vegetation on the Property is sufficient, and that additional perimeter plantings are not necessary. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.
2. Section 6.1.17.3. requirements for landscape materials shall be modified to permit materials of smaller caliper and height sizes than required under this section. The Planning Board finds that the proposed landscape material sizes are warranted to

minimize maintenance requirements associated with the Project. The Planning Board finds that this waiver is consistent with the intent of the Zoning Bylaw.

CONDITIONS

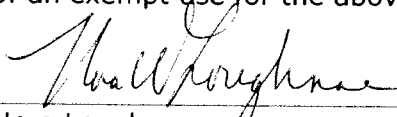
The foregoing approval is issued to the Applicants for the aforementioned project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

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 existing curb cut at the former driveway entrance shown on plans just south of the proposed parking lot entrance shall be abandoned, the existing bituminous concrete driveway shall be removed, and a new sidewalk shall be installed to match the existing sidewalk in that area.
3. The proposed handicapped accessible parking space shall be relocated to the eighteen (18) foot by nineteen (19) foot section of the proposed parking area nearest the informational kiosk and trail entrance, and the proposed "Handicapped Parking" and "No Parking" signs shown on plans as Signs "A" and "B" shall be relocated as approved by the Town Engineer.
4. The Applicants shall install one or more bicycle racks adjacent to the parking lot to accommodate a minimum of six bicycles.
5. A "No Parking After Dusk" or similar sign shall be installed near entrance to parking lot.
6. Plantings used for parking lot screening shall be slow-growing, native species, which shall be continuously maintained by Hale Reservation, so as not to exceed three (3) feet in height.
7. Should the absence of parking space delineation be determined by the Town Engineer to contribute to ineffective use of the parking lot, Hale Reservation shall install curb stops, or such other means of parking space delineation as may be approved by the Town Engineer.
8. Any necessary approvals shall be obtained 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: B. Montgomery, C. Chafetz and S. Olanoff.

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 1, 2011