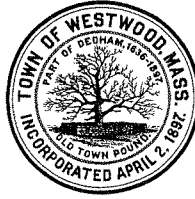


TOWN OF WESTWOOD

Commonwealth of Massachusetts

Robert C. Malster, Chairman
Steven H. Olanoff, Vice Chairman
Robert E. Moore, Jr., Secretary
George A. Nedder
Bruce H. Montgomery



PLANNING BOARD

Diane Beecham, Town Planner
Town Hall 580 High Street Westwood, MA 02090 (781) 326-6450 (781) 329-8030

June 19, 2007

Mr. Phillip Eramo, Jr.
1254 High Street
Westwood, MA 02090

RE: 1472 High Street
Reconstruction of second floor of commercial building

Dear Phil:

Please find enclosed the Planning Board's Environmental Impact and Design Review Decision approval pursuant to Section 7.3 of the Westwood Zoning Bylaw for the reconstruction of the second floor of the commercial building located at 1472 High Street. The decision is effective immediately and a copy has been forwarded to the Building Commissioner as required.

Sincerely,

Diane Beecham
Town Planner

Enclosure

cc: Board of Appeals
Board of Assessors
Board of Health
Board of Selectmen
Building Commissioner
Conservation Commission
Dedham-Westwood Water District

Department of Public Works
Economic Development Officer
Fire Chief
Police Chief
Town Clerk
Town Counsel
Town Engineer

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PLANNING BOARD

DECISION OF THE PLANNING BOARD OF THE TOWN OF WESTWOOD

APPLICANT

/OWNER: Phillip Eramo, Jr.
1254 High Street
Westwood, MA 02090

PROPERTY

LOCUS: 1472 High Street
Town of Westwood Assessors' Map 34, Parcel 51

HEARING:

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, May 29, 2007 at 7:45 PM in the Champagne Meeting Room in the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts 02090 to consider the application of Phillip Eramo, Jr. pursuant to the provisions of Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw.

PROJECT SUMMARY

Phillip Eramo, Jr. proposes to construct a new second story addition to the building located at 1472 High Street. Currently, a woman's boutique is located on the ground floor of the building. The existing second floor has been used as an accessory apartment for many years and the new addition will allow for an expanded accessory apartment. There are 12 parking spaces on the property.

For this project, the Applicant was issued special permits by the Board of Appeals for a change or substantial extension of a non-conforming use pursuant to Section 4.5.2 of the Bylaw and for reconstruction of an existing non-conforming structure pursuant to Section 4.5.3. Since the new second floor addition constitutes an exterior change to a commercial structure, the project also requires Environmental Impact and Design Review approval pursuant to Section 7.3 of the Zoning Bylaw.

The property is located in the Local Business District A zoning district.

DECISION OF THE WESTWOOD PLANNING BOARD

The Planning Board, by a vote of four 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 March 8, 2007 and subsequent revisions, and the following related submissions filed with the Planning Board by or on behalf of Phillip Eramo, Jr.:

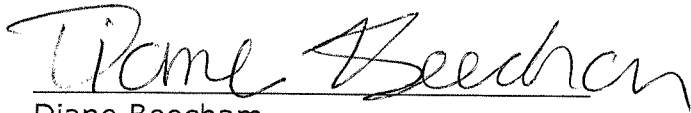
1. Plan entitled "Plot Plan 1472 High Street", dated February 1, 2007 and revised through April 29, 2007, prepared by Trowbridge Associates, Inc., 200 Chauncey Street, Mansfield MA and consisting of one (1) sheet;
2. Architectural sketches of rear elevation, front elevation, right elevation and left elevation, unknown date, prepared by unknown and consisting of two (2) pages;
3. Conceptual images of proposed second floor addition [front elevation and side elevation], unknown date, prepared by unknown and consisting of two (2) pages;
4. Board of Appeals decision to grant special permits pursuant to Section 4.5.2 and 4.5.3 of the Westwood Zoning Bylaw, Petitioner: Phillip Eramo, Jr., Land Affected: 1472 High Street, Decision Dated and Filed: March 12, 2007;
5. 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 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 final Project Plans as specified in this Decision and in the Special Permits granted by the Board of Appeals, dated March 12, 2007, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. The Dumpster on this property shall be screened according to Westwood Board of Health Dumpster Regulations, as requested by the Health Director in a memorandum dated May 22, 2007.
3. This Environmental Impact and Design Review approval shall lapse within a specified period of time, not more than two (2) years, which shall not include such time required to pursue or await the determination of an appeal referred to in Chapter 40A § 17, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun within the specified period of time except for good cause. Prior to the expiration of the Environmental Impact and Design Review approval, the Applicant may apply for an extension of this

approval for a period not to exceed one (1) year if the substantial construction or use thereof has not commenced for good cause.

A handwritten signature in cursive script, reading "Diane Beecham". The signature is written in dark ink and is positioned above a horizontal line.

Diane Beecham
Town Planner

DATE: June 19, 2007