

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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**DECISION OF THE PLANNING BOARD
ENVIRONMENTAL IMPACT AND DESIGN REVIEW
INCLUDING EARTH MATERIAL MOVEMENT**

APPLICANT: Brother Daniel Skala, CFX
Xaverian Brothers High School
800 Clapboardtree Street
Westwood, MA 02090

PROPERTY OWNER: Xaverian Brothers High School
800 Clapboardtree Street
Westwood, MA 02090

PROPERTY LOCUS: 800 Clapboardtree Street
Assessor's Map 23, Lots 3, 4, 5, 6, 7, 8 and 10

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to construct a new 25,000 square foot wellness center and gymnasium addition to the existing school building, to renovate an existing football/multi-use athletic field, to construct a new baseball field, to expand the existing parking lot, to install new utilities, exterior lighting fixtures, and landscaping, and to make other associated site improvements at 800 Clapboardtree Street, Westwood, MA 02090.

The property is located in the Single Residence E (SRE) 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.

The proposed work will involve the import of approximately 7,000 cubic yards of fill. However, due to the property's exempt status under MGL Chapter 40A, Section 3, no separate Earth Material Movement (EMM) Special Permit is required. Rather, the Planning Board's review of the Limited EIDR application includes consideration of conditions associated with the proposed earth material movement.

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 May 14, 2013, an application was filed by or on behalf of Brother Daniel Skala, CFX, Headmaster of Xaverian Brothers High School, 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 May 23, 2013 and again on May 30, 2013. Notice of the public hearing was posted in the Westwood Town Hall commencing on June 3, 2013, and continuing through the opening of the public hearing on June 11, 2013. 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 May 20, 2013.
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 June 3, 2013.
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 June 11, 2013 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, and was continued to July 9, 2013 at the same location, and further continued to July 15, 2013 in the Selectmen's Meeting Room at Westwood Town Hall, 580 High Street, Westwood, Massachusetts. The Planning Board closed the public hearing on July 15, 2013.
5. Planning Board members attended a site visit at 800 Clapboardtree Street on June 20, 2013 at 7:30 am.
6. Westwood Planning Board members Bruce H. Montgomery, Steven H. Olanoff, John J. Wiggin, and Christopher A. Pfaff were present for all sessions of the public hearing. Westwood Planning Board member Steven M. Rafsky, was present for all but one hearing session, and reviewed the record of that missed hearing session, and signed the required certification. Bruce H. Montgomery, Steven M. Rafsky, Steven H. Olanoff, John J. Wiggin, and Christopher A. Pfaff deliberated on the Application at a duly authorized meeting on July 15, 2013.

PROJECT FINDINGS:

1. The subject property consists of approximately 31 acres located at 800 Clapboardtree Street and is shown as Map 23, Lots 4, 5, 6, 7, 8, and 10 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").

2. The Applicant proposes to construct a new 25,000 square foot wellness center and gymnasium addition to the existing school building, to renovate an existing football/multi-use athletic field, to construct a new baseball field, to expand the existing parking lot, to install new utilities, exterior lighting fixtures, and landscaping, and to make other associated site improvements at 800 Clapboardtree Street, Westwood, MA 02090.
3. The Project Site is located within the Single Residence E (SRE) zoning district. The proposed religious facility is permitted in the SRE District, subject to Limited Environmental Impact Design Review (EIDR) of an exempt use pursuant to Section 7.3 of the Westwood Zoning Bylaw.
4. The proposed work will involve the import of approximately 7,000 cubic yards of fill. However, due to the property's exempt status under MGL Chapter 40A, Section 3, no separate Earth Material Movement (EMM) Special Permit is required. Rather, the Planning Board's review of the Limited EIDR application includes consideration of conditions associated with the proposed earth material movement.
5. Section 6.1.4.2 of the Zoning Bylaw requires a minimum of one parking space for every four seats, plus one parking space per employee. The school currently enrolls approximately 825 students, and is anticipated to accommodate as many as 950 students in the future. The school currently employs 100 faculty and staff members, and expects to employ the same number in the future. Assuming 950 students and 100 employees, the minimum parking requirement for the school would be 338 parking spaces. The Project will provide 449 parking spaces. This number is more than sufficient to meet the minimum parking requirement.
6. The existing facility utilizes a total of 451 parking spaces, including 140 off-site spaces located across Clapboardtree Street. The proposed development will result in a total of 449 parking spaces, all of which will be on site. Additional organized off-site parking spaces will remain available for special events requiring a greater number of parking spaces, but customary daily parking needs will be fully accommodated on site. The proposed increase in on-site parking will eliminate the need for students, faculty and staff to cross Clapboardtree Street when walking to or from their cars, and thus eliminate a potential risk to pedestrian safety.
7. Drainage and stormwater management provisions for the project are in compliance with current Massachusetts Department of Environmental Protection stormwater management standards. Both the rate and volume of drainage leaving the site will be reduced under the proposed development.
8. The Project was reviewed by the Westwood Conservation Commission, which voted on July 10, 2013 to issue an Order of Conditions for the Project.
9. Proposed exterior lighting plans are in compliance with the applicable requirements of Section 6.4 of the Zoning Bylaw. Proposed athletic field lights will be installed and operated in conformance with current town policies for the illumination of athletic fields.
10. 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 five (5) 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 May 14, 2013, and the following related submissions filed with the Planning Board by or on behalf of the Applicants:

1. Site plan entitled "Scholastic Sports Facilities and Wellness Center, Xaverian Brothers High School, 800 Clapboardtree Street, Westwood, MA", prepared by Nitsch Engineering, 2 Center Plaza, Suite 430, Boston, MA 02108, dated May 1, 2013, revised through May 20, 2013, consisting of six (6) sheets.
2. Landscape plan entitled "Scholastic Sports Facilities and Wellness Center, Xaverian Brothers High School, 800 Clapboardtree Street, Westwood, MA", prepared by The Cecil Group, 241 A St #500 Boston, MA 02210, for Beacon Architectural Associates, 145 South St, Boston, MA 02111, dated May 10, 2013, revised through July 15, 2013, consisting of two (2) sheets.
3. Plan entitled "Scholastic Sports Facilities and Wellness Center, Xaverian Brothers High School, 800 Clapboardtree Street, Westwood, MA", prepared by Beacon Architectural Associates, 145 South St, Boston, MA 02111, dated May 10, 2013, consisting of one (1) sheet.
4. Lighting plan entitled "Xaverian Brothers High School, Westwood, MA", prepared by Musco Lighting, 100 1st Avenue West, P.O. Box 808, Oskaloosa, IA 52577, dated April 5, 2013 through April 19, 2013, consisting of sixteen (16) sheets.
5. Plan entitled, "Existing Conditions Survey Xaverian Brothers High School, 800 Clapboardtree Street, Westwood, Massachusetts (Norfolk County), prepared by Welch Associates Land Surveyors Inc., 218 N Main St West Bridgewater, MA 02379, for Beacon Architectural Associates, 145 South St, Boston, MA 02111, dated May 10, 2013, consisting of three (3) sheets.
6. Photometric Plan, entitled "Scholastic Sports Facilities and Wellness Center, Xaverian Brothers High School, 800 Clapboardtree Street, Westwood, MA - GameDay", prepared by Beacon Architectural Associates, 145 South St, Boston, MA 02111, dated May 10, 2013, consisting of one (1) sheet.
7. Photometric Plan entitled "Scholastic Sports Facilities and Wellness Center, Xaverian Brothers High School, 800 Clapboardtree Street, Westwood, MA - OffDay" entitled, prepared by Beacon Architectural Associates, 145 South St, Boston, MA 02111, dated May 10, 2013, consisting of one (1) sheet.
8. Document entitled "Xaverian Brothers High School, Building Addition and Site Improvements, Limited Environmental Impact Design Review", prepared by The Cecil Group, 241 A St #500, Boston, MA 02210, dated May 14, 2013, consisting of eight (8) pages.
9. Document entitled "Xaverian Brothers High School, Existing Conditions, Project Components & Proposed Athletic Facility", prepared by Beacon Architectural Associates, 145 South St, Boston, MA 02111, The Cecil Group, 241 A St #500, Boston, MA 02210, and Nitsch Engineering, 2 Center Plaza, Suite 430, Boston, MA 02108, dated April 4, 2013, consisting of three (3) pages.

10. Document entitled "Xaverian Brothers High School, Northeast Corner of Campus", prepared by Beacon Architectural Associates, 145 South St, Boston, MA 02111, The Cecil Group, 241 A St #500, Boston, MA 02210, and Nitsch Engineering, 2 Center Plaza, Suite 430, Boston, MA 02108, dated May 7, 2013, consisting of two (2) pages.
11. Document entitled "Xaverian Brothers High School, New Wellness Center", prepared by Beacon Architectural Associates, 145 South St, Boston, MA 02111, The Cecil Group, 241 A St #500, Boston, MA 02210, and Nitsch Engineering, 2 Center Plaza, Suite 430, Boston, MA 02108, dated May 14, 2013, consisting of one (1) page.
12. Document entitled "Scholastic Sports Facilities and Wellness Center, West Elevation, Xaverian Brothers High School", prepared by Beacon Architectural Associates, 145 South St, Boston, MA 02111, dated May 16, 2013, consisting of one (1) page.
13. Document entitled "Landscape Materials", prepared by The Cecil Group, 241 A St #500, Boston, MA 02210, dated July 15, 2013, consisting of one (1) page.
14. Document entitled "Northeast Campus Corner", prepared by The Cecil Group, 241 A St #500, Boston, MA 02210, dated July 15, 2013, consisting of two (2) pages.
15. Document entitled "Notice of Intent Under the Massachusetts Wetland Protection Act (MGL c. 131, s. 40) and the Town of Westwood Wetlands Protection Bylaw for Xaverian Brothers High School Building Addition & Site Improvements, 800 Clapboardtree Street, Westwood, MA 02090", prepared by Nitsch Engineering, Inc., 2 Center Plaza, Suite 430, Boston, MA 02108, for Beacon Architectural Associates, 146 South Street, Boston, MA 02111, dated May 1, 2013, consisting of seventy-one (71) pages.
16. Document entitled. "Stormwater Report Attachment D for Xaverian Brothers High School Building Addition & Site Improvements, 800 Clapboardtree Street, Westwood, MA 02090", prepared by Nitsch Engineering, Inc., 2 Center Plaza, Suite 430, Boston, MA 02108, for Beacon Architectural Associates, 146 South Street, Boston, MA 02111, dated May 1, 2013, consisting of one hundred and twenty-three (123) pages.
17. Document entitled "Stormwater Memorandum, Updates to Stormwater Report based on Peer Review Comments, Xaverian Brothers High School, Westwood, MA", prepared by Nitsch Engineering, Inc., 2 Center Plaza, Suite 430, Boston, MA 02108, dated June 30, 2013, consisting of one hundred and nine (109) pages.
18. Document entitled, "Long-term Pollution Prevention Plan and Stormwater Operation and Maintenance Plan, Xaverian Brothers High School, Westwood, MA", prepared by Nitsch Engineering, Inc., 2 Center Plaza, Suite 430, Boston, MA 02108, dated June 30, 2013, consisting of eleven (11) pages.
19. Document entitled, "Standard 10: Illicit Discharge Compliance Statement", prepared by Nitsch Engineering, Inc., 2 Center Plaza, Suite 430, Boston, MA 02108, dated June 30, 2013, consisting of one (1) page.
20. Document entitled "Xaverian Brothers High School, Parking Counts & Parking Locations", prepared by Beacon Architectural Associates, 145 South St, Boston, MA 02111, and The Cecil Group, 241 A St #500, Boston, MA 02210, dated July 15, 2013, consisting of two (2) pages.

21. Memorandum from Todd R. Butler, P.E., and Bryan P. Sweeney, P.E., Haley & Aldrich, Inc., to J. Michael Sullivan, A.I.A LEED AP, Beacon Architectural Associates, re: Summary of Subsurface Explorations and Geotechnical Design Recommendations, Proposed Multipurpose Synthetic Athletic Field, Xaverian Brother's High School, 800 Clapboardtree Street, Westwood, MA, File No. 39579-003, dated May 24, 2013, consisting of forty-six (46) pages.
22. Letter from Benny Wong, Vice President, Mass Development, to Nora Loughnane, Town Planner, dated June 11, 2013, consisting of three (3) pages.
23. Memorandum from Matthew J. Crowley, PE, and Philip F. Paradis, PE, to Nora Loughnane, Town Planner, re: BETA Project #4135, Xaverian Brothers High School, dated June 11, 2013, consisting of two (2) pages.
24. Memorandum from Sgt. Paul R. Sicard, to Nora Loughnane, Town Planner, re: Xaverian Brothers, dated June 11, 2013, consisting of one (1) page.
25. Memorandum entitled "Xaverian Brothers High School, Technical Review of Stormwater Management Design, Revised Submittal Review Notes/Comments, compiled by S. Salvucci and D. Nyman, CEI, dated June 21, 2013, consisting of five (5) pages.
26. Letter from David Conway, P.E., Project Manager, Nitsch Engineering, Inc., to Nora Loughnane, Town Planner, re: Nitsch Project #9556, Xaverian Brothers High School, Westwood, MA, dated July 2, 2013, consisting of one (1) page, with attached Stormwater Flow plan sheets prepared by Nitsch Engineering, 2 Center Plaza, Suite 430, Boston, MA 02108, for Beacon Architectural Associates, 145 South St, Boston, MA 02111, dated June 28, 2013, consisting of three (3) sheets.
27. Letter from David Conway, P.E., Project Manager, Nitsch Engineering, Inc., to Karon Skinner Catrone, Conservation Specialist, Westwood Conservation Commission, re: Nitsch Project #9556, Notice of Intent, Xaverian Brothers High School, Westwood, MA, dated June 30, 2013, consisting of seven (7) pages.
28. Electronic Communication from Annette Fitzpatrick, to Janice Barbara and Nora Loughnane, re: Xaverian Project dated July 3, 2013, consisting of one (1) page.
29. Memorandum entitled "Xaverian Brothers High School, Technical Review of Stormwater Management Design, Revised Submittal Review Notes/Comments, compiled by S. Salvucci and D. Nyman, CEI, dated July 3, 2013, consisting of two (2) pages.
30. Memorandum from The Cecil Group, re: Xaverian Brothers High School, Limited Environmental Impact Design Review, Response to Planning Board Peer Review, dated July 8, 2013, consisting of three (3) pages.
31. Memorandum from The Cecil Group, re: Xaverian Brothers High School, Limited Environmental Impact Design Review, Summary of Issues and Responses, dated July 8, 2013, consisting of five (5) pages.
32. Letter from Arlene Bonura, to Conservation Committee, dated July 10, 2013, consisting of two (2) pages.

33. Memorandum from Sgt. Paul R. Sicard, to Nora Loughnane, Town Planner, re: Xaverian Brothers Complaints and Parking Concerns, dated July 15, 2013, consisting of two (2) pages.

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 fully revised set of site plans showing the approved revisions to the parking area which result in an increased setback between said parking area and the abutting properties on Marshall Street, in conformance with the submitted landscape plan dated July 15, 2013, and which include the elimination of lighting fixtures nearest those abutting properties.
3. The Applicant shall conduct additional test pits, as necessary, at the elevations of all proposed infiltration systems to verify infiltration rates.
4. The Applicant shall commission pre-blast surveys of all abutting properties, and shall notify abutters in advance of the anticipated date and times of blasting operations.
5. The Applicant shall obtain and comply with an Order of Conditions for the Project from the Westwood Conservation Commission.
6. Prior to the start of any Project Site construction or earth removal/disturbance activity, the Applicant shall submit a comprehensive Construction Management Plan to the Town Engineer for review and approval. The Plan shall include, but not be limited to the following requirements:
 - a. The Applicant shall employ the following construction noise mitigation measures: continuous running equipment, such as air compressors and welding generators, shall have effective muffling enclosures; quieter alternative equipment and construction techniques should be used whenever possible (i.e. electric instead of diesel-powered and vibration pile driving instead of impact driving); all equipment shall have the proper sound attenuation devices, such as mufflers or sound baffles; relatively loud, stationary construction equipment shall be located as far as practically possible from abutting residential properties; and construction trailers shall be located as far as practical from the abutting residential properties.
 - b. The Applicant shall be responsible for the cleanup of construction debris, including the tracking of dirt by construction vehicles, which shall be conducted on a daily basis on Town ways within 200 yards from the entrance to the Project Site.

- c. The Applicant shall submit a proposed truck route for construction vehicles for review and approval by the Town Engineer and Public Safety Officer. Said truck route shall require that all trucks avoid the use of local streets to the greatest extent possible, that all trucks travel to and from the Project site via the section of Clapboardtree Street immediately east of the Project site, and that no trucks travel to or from the Project site along the section of Clapboardtree Street to the west of the Project site. The Applicant shall provide each Contractor with a copy of the approved truck routes.
 - d. The limit of construction areas shall be clearly delineated at all times during the construction phase.
 - e. No dumping, burning or storage of any waste materials shall be permitted on the Property. During construction, waste materials may be temporarily stored pending removal, provided that such waste materials shall not constitute a hazardous condition and that all waste materials subject to being windblown are secured. Nothing contained herein shall be deemed to permit activities otherwise prohibited by applicable law, order, rule, regulation, code or by-law.
 - f. All equipment and material staging shall be located on the Project Site.
 - g. All construction employee parking shall be located on the Project Site. Under no circumstances shall there be such parking on public streets.
7. During construction of the Project, the Applicant shall conform to all local, state and federal laws regarding noise, vibration, dust, and blocking of Town roads. Exterior construction of the Project and earth removal/disturbance activities on the Project Site, including the idling of construction vehicles, shall be in compliance with Chapter 292 of the Westwood General Bylaws governing Noise. Hours of operation shall be enforced by the Westwood Building Commissioner and Police Department.
 8. The Applicant shall promptly repair any damage which Applicant causes to sidewalks, street pavement, signs or other fixtures or features within the public right of way, after obtaining permission from the Town. Such repairs shall be performed to Town of Westwood standards.
 9. The Applicant shall install appropriate landscape materials to screen the tennis courts as required by the Building Commissioner upon issuance of a building permit for the recently constructed tennis courts.
 10. The Applicant shall provide one (1) original and three (3) certified copies of an "As Built" Site Development Plan. Certification shall be by a Registered Professional Engineer and/or Land Surveyor, as required, and shall indicate that all driveways, parking areas, sidewalks, storm drains, sewer mains, water mains and their appurtenances have been constructed in accordance with said Project Plans and are accurately located as shown thereon. All detention basins shall be certified that they have been built in accordance with the approved Plans, including volume, area and location. There shall also be certification of the road centerline of finished gravel sub-base. The "As Built" plan shall be delivered to the Board in a format approved by the Information Systems Director for compatibility with the Town of Westwood GIS database.
 11. The Applicant shall install and operate field lights in full conformance with town policies for the illumination of athletic fields, as contained in the document entitled,

"Westwood Recreation, Town of Westwood, Policy for use of Town and School Athletic Fields", as most recently revised January 16, 2012, including without limitation, the requirement that all field lights be extinguished no later than 10:00 pm.

12. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

RECORD OF VOTE

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

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: August 12, 2013

