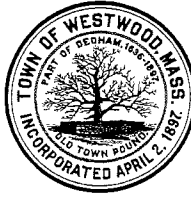


TOWN OF WESTWOOD

Commonwealth of Massachusetts



Robert E. Moore, Jr., Chairman
Robert C. Malster, Vice Chairman
George A. Nedder, Secretary
Henry W. Gale
Steven H. Olanoff

PLANNING BOARD

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

February 8, 2006

Mr. Don Meyers
Norwood Engineering Co., Inc.
1410 Rout One
Norwood, MA 02062

RE: 1652 High Street
Bubbling Brook Restaurant

Dear Don:

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 parking lot improvements at the Bubbling Brook restaurant. 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

Diane Beecham, Town Planner
Town Hall 580 High Street Westwood, MA 02090 (781) 251-2581 (781) 461-6839

DECISION OF THE PLANNING BOARD OF THE TOWN OF WESTWOOD

APPLICANT: Bubbling Brook Realty LLC

**PROPERTY
LOCUS:** 1652 High Street
Assessors' Map 34, Parcel 01

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, November 29, 2005 and continued to Tuesday, January 24, 2006, all in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, to consider the application of Bubbling Brook Realty LLC pursuant to the provisions of Section 7.3 of the Westwood Zoning Bylaw [Environmental Impact and Design Review].

STATEMENT OF FACTS

Bubbling Brook Realty LLC paved an existing gravel area to create an additional fourteen (14) parking spaces, without the required filing pursuant to Section 7.3 of the Westwood Zoning Bylaw [Environmental Impact and Design Review]. A zoning violation notice was issued by the Building Inspector, prompting the Applicant to file this application for the retroactive approval of the additional parking spaces. There were not other contemplated changes to the rest of the existing parking lot, other than restriping the parking spaces to conform to the Planning Board's parking design standards.

During the initial public hearing, the Planning Board requested that the Applicant explore additional changes to the existing parking lot, primarily to improve internal traffic circulation and

protect the safety of the patrons of the walk-up windows. The site plan was subsequently changed as follows:

- The parking lot entrance on High Street has been narrowed from 80 feet to 20 feet, and restricted to incoming vehicles only traveling east on High Street. The location of this 20-foot drive has been pushed to the furthest edge of the existing opening to provide the maximum possible sight distance, and has been angled to discourage westbound traffic from making a left turn across traffic. To create this new narrower opening, vertical granite curbing will be installed on the High Street side to match the existing edging, a bituminous berm will be installed on the inside and the area will be filled with loam, seed and shrubs.
- The parking lot entrance on North Street will also be narrowed from about 80 feet to 24 feet, and will allow both entering and exiting traffic. Vertical granite curbing will be installed on the North Street side of the elongated island, and a bituminous berm will be installed on the inside. The bituminous pavement will be removed between the two, and the area loamed, seeded and planted with shrubs.
- The four spaces at High Street entrance will be straightened to be perpendicular to the right of way, delineated with bituminous berm and labeled as employee parking only. The excess pavement will be removed and the area loamed and seeded.
- The three spaces along the building in front of the walk-up windows and the single protruding space on the north side of the building will be eliminated, and the area striped with paint. Substantial barrels/containers with plantings will be placed in this area to provide a barrier between patrons and vehicles.
- In the interior of the existing parking lot, the two spaces at either end of the middle parking row will be eliminated and the ends striped to provide for a wider aisle. To compensate for the eliminated parking spaces, additional spaces will be striped along the new curbing along North Street, and from the extension of the parking line along the front of the building.
- The Stormceptor treatment unit will be relocated from the westerly side to the easterly side of North Street, to better reflect the drainage run-off patterns from High Street, North Street and the Bubbling Brook restaurant parking lot.

DECISION OF THE WESTWOOD PLANNING BOARD

The Planning Board, by a vote of three in favor and one abstention, hereby submits its Impact Decision *approval* pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described in the application therefor dated August 1, 2005 and the following related submissions (together hereinafter referred to as the “Project Plans”) filed with the Planning Board by or on behalf of Bubbling Brook Realty LLC:

1. Plan entitled "Site Development Plan Bubbling Brook Restaurant 1652 High Street Westwood, Mass.," prepared by Norwood Engineering Co., Inc., 1410 Route One, Norwood, MA 02062, dated August 2, 2005 and revised through January 23, 2006, consisting of one (1) sheet;
2. Correspondence to the Planning Board, dated January 23, 2006, prepared by Donald Myers, Senior Project Manager, Norwood Engineering Co., Inc., 1410 Route One, Norwood, MA 02062, consisting of two (2) pages;
3. Technical review correspondence to the Planning Board, dated January 12, 2006, prepared by John Bertorelli, Town Engineer, consisting of two (2) pages;
4. Electronic mail correspondence to John Bertorelli, dated February 2, 2006, prepared by Paul Sicard, Safety Officer, Westwood Police Department, consisting of one (1) page;
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 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 in all respects, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. The Applicant shall provide the drainage calculations to substantiate the size of the Stormceptor treatment unit to the Town Engineer for his review and approval.
3. There shall be a minimum of two signs installed on High Street and/or North Street indicating the new ingress/egress patterns for the parking lot. The type of signage and its wording, as well as its location and method of installation shall be review and approved by the Department of Public Works. This signage shall be shown on the Project Plans and a notation shall be placed on the Plans indicating that the Applicant is responsible for the maintenance of the signage.
4. The barrels/containers that will be placed in the immediate area of the walk-up windows must be substantial enough to provide for an effective safety barrier between patrons and vehicles. They should be of a large size and have a weight of at least three hundred (300) pounds.
5. The existing exterior lighting fixtures shall be shown on the Project Plans. There shall be no additional exterior lighting installed on the property unless an Environmental Impact and Design Review application pursuant to Section 7.3 is submitted and approved by the Planning Board.

Diane Beecham

Diane Beecham
Town Planner

DATED: February 7, 2006