

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Robert C. Malster, Chairman
Steven H. Olanoff, Vice Chairman
Robert E. Moore, Jr., Secretary
Bruce H. Montgomery
Henry W. Gale



Nora Loughnane, Town Planner
Janice Barbo, Land Use Assistant

2009 MAR 30 A 9 09

TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

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

APPLICANT: Center at Westwoods
PROPERTY
LOCUS: 588-590 Gay Street
Assessor's Map 16, Lots 449 & 450

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, March 10, 2009 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, at which meeting the Planning Board considered the request of Duncan M. McFarland and Ellen B. McFarland 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 Applicants propose to establish a non-profit meditation and wellness center at 588 and 590 Gay Street through the alteration of an existing residential structure, including alterations to an existing driveway and parking area. The property is located in the Single Residence E (SRE) zoning district. A meditation and wellness facility is permitted as an exempt non-profit educational use in this district, subject to Limited EIDR of an Exempt Use under Section 7.3.3 of the Westwood Zoning Bylaw.

DECISION

The Planning Board, by a vote of five in favor and none 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 December 22, 2008, filed in the office of

the Town Clerk on December 23, 2008, and the following related submissions filed with the Planning Board by or on behalf of the Applicants:

1. Plan entitled "The Center at Westwoods, 590 Gay Street, Westwood, MA", prepared by Symmes Maini & McKee Associates, 1000 Massachusetts Avenue, Cambridge, MA, dated September 17, 2008, and revised through December 12, 2008, consisting of the following four (4) sheets:

Cover Sheet entitled "Index to Drawings", dated September 17, 2008, and revised through December 12, 2008;

Sheet 1 entitled "Existing Conditions Plan", dated September 17, 2008, and revised through December 12, 2008;

Sheet 2 entitled "Site Preparation Plan, Layout Plan, Details", dated September 17, 2008, and revised through December 12, 2008;

Sheet 3 entitled "Photometrics Plan with Fixture Cuts", dated September 17, 2008, and revised through December 12, 2008;

2. Plan entitled "The Center at Westwoods, 590 Gay Street, Westwood, MA", prepared by Symmes Maini & McKee Associates, 1000 Massachusetts Avenue, Cambridge, MA, dated March 10, 2009, consisting of the following two (2) sheets:

Sheet 1 entitled "Bicycle Rack Location", dated March 10, 2009;

Sheet 2 entitled "Bicycle Racks", dated March 10, 2009;

3. Letter to Nora Loughnane, Town Planner, from Diane C. Tillotson, Esq., Hemenway & Barnes LLP, re: 588 and 590 Gay Street, McFarland, The Center at Westwoods, Inc., dated December 23, 2008, consisting of two (2) pages plus attachments;
4. Agreement entitled " Extension of Time for Planning Board Public Hearing, The Center at Westwoods, Inc., 588-590 Gay Street, executed February 24, 2009 and March 10, 2009;
5. Electronic communication from Chris McKeown, Economic Development Officer, re: Application for Limited EIDR – The Center at Westwoods, Inc., dated February 4, 2009;
6. Memorandum to Nora Loughnane, Town Planner, from Linda R. Shea, REHS/RS, Health Director, re: Limited Environmental Impact and Design Review of an Exempt Use pursuant to Section 7.3 of the Westwood Zoning Bylaw for The Center at Westwoods, 588 and 590 Gay Street, Westwood,

Property Owners : Duncan M. and Ellen B. McFarland, dated February 10, 2009, consisting of one (1) page;

7. Memorandum to Mr. Rob Malster, Chairman, from John Bertorelli, PE, PPLS, Town Engineer, re: The Center at West Woods, dated March 9, 2009, consisting of one (1) page;
8. Electronic communication from Bill Scoble, Fire Chief, re: Center at Westwoods, 588-590 Gay Street, dated March 9, 2009;
9. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

CONDITIONS

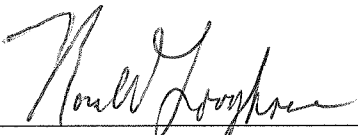
The foregoing approval is issued to the Applicant for the aforementioned project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the 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. A fire hydrant shall be installed on the fire service line in a location approved by Fire Chief Bill Scoble.
3. The applicant shall solicit further input from Planning Board member Steve Olanoff regarding the optimal location of bicycle racks on the property.

RECORD OF VOTE

The following members of the Planning Board voted to grant Limited EIDR Approval of an Exempt Use for the abovementioned Project: Steven H. Olanoff, Robert E. Moore, Jr., Robert C. Malster, Bruce H. Montgomery, Henry W. Gale.

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: March 27, 2009