

**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 Barba, Land Use Assistant

**PLANNING BOARD**

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

TOWN CLERK  
TOWN OF WESTWOOD

2009 FEB -9 A 9:51 /

**APPLICANT:** Modular Additions to the Thurston Middle School

**PROPERTY**

**LOCUS:**

850 High Street  
Assessor's Map 21, Lot 47 and 347

**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, January 13, 2009, in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, and continued to Tuesday, January 27, 2009, at the same location, at which meetings the Planning Board considered the request of the Westwood Public School Department 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 Westwood Public School Department proposes to construct and establish two modular additions to the existing middle school facility at 850 High Street, including the construction of a new classroom addition and the expansion of the existing cafeteria, as a means of accommodating an increasing population of students at the school. The property is owned by the Town of Westwood. Educational facilities are permitted as exempt uses.

The Planning Board opened the public hearing on January 13, 2009. In light of the limited nature of the proposed alterations and the classification of the project as an exempt use under M.G.L. chapter 40A, Section 3, the applicant requested, and the Planning Board granted, a waiver of the \$750.00 application review fee. The Planning Board also granted waivers of several submittal requirements in accordance with Section 7.3.3 [Exempt Uses] of the Zoning Bylaw.

Several amendments to the plan were discussed, including the addition of a fire safety access lane around the proposed classroom addition, improvements to the proposed drainage system, and replacement of parking spaces which would be eliminated in the area of the classroom addition. The Applicant submitted revised plans for consideration by the Board on January 27, 2009. These revised plans incorporate the amendments requested at the January 13th meeting.

## **DECISION**

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 December 23, 2008 and subsequent revisions, and the following related submissions filed with the Planning Board by or on behalf of Westwood Public School Department:

1. Plan entitled "Thurston Middle School Modular Classroom & Cafeteria Additions Site Plan", 220 Nahatan Street, Westwood, MA, prepared by Symmes, Maini & McKee Associates, 1000 Massachusetts Avenue, Cambridge, MA, dated December 23, 2008, and revised through January 27, 2009, consisting of a cover sheet and the following six (6) sheets:

Sheet C1.0 entitled "Existing Conditions Plan", dated December 23, 2008, and revised through January 27, 2009;

Sheet C2.0 entitled "Site Preparation Plan", dated December 23, 2008, and revised through January 27, 2009;

Sheet C3.0 entitled "Layout & Materials Plan", dated December 23, 2008, and revised through January 27, 2009;

Sheet C4.0 entitled "Grading & Utilities Plan", dated December 23, 2008, and revised through January 27, 2009;

Sheet C5.1 entitled "Details I", dated December 23, 2008, and revised through January 27, 2009;

Sheet C5.2 entitled "Details II", dated January 6, 2009, and revised through January 27, 2009;

2. Report entitled "Drainage Diagram for Thurston MS Mod Addition" (25-year), prepared by Symmes, Maini & McKee Associates, 1000 Massachusetts Avenue, Cambridge, MA, dated January 23, 2009, consisting of eight (8) pages:
3. Report entitled "Drainage Diagram for Thurston MS Mod Addition" (2-year), prepared by Symmes, Maini & McKee Associates, 1000 Massachusetts Avenue, Cambridge, MA, dated January 23, 2009, consisting of eight (8) pages:

4. Memorandum to Nora Loughnane, Town Planner, from Sgt. Paul Sicard, Public Safety Officer, re: Middle School Addition, dated January 2, 2009, consisting of one (1) page;
5. Electronic Communication to Nora Loughnane, Town Planner, from Chris McKeown, Economic Development Officer, re: Application for Limited EIDR – Westwood Public Schools – Middle School Addition, dated January 7, 2009, consisting of one (1) page;
6. Memorandum to Nora Loughnane, Town Planner, from Linda R. Shea, REHS/RS, re: Site Plan Review pursuant to Section 7.3 (Environmental Impact and Design Review) of the Westwood Zoning Bylaw regarding an application filed by the Westwood Public Schools for the construction and establishment of a modular addition to the Thurston Middle School, 850 High Street, dated January 9, 2009, consisting of one (1) page;
7. Electronic Communication to Nora Loughnane, Town Planner, from Joseph Doyle, Building Inspector, re: Thurston expansion, dated January 12, 2009, consisting of one (1) page;
8. Memorandum to Rob Malster, Chairman, from John Bertorelli, PE, Town Engineer, re: Thurston Middle School Modular Expansion, dated January 13, 2009, consisting of one (1) page;
9. Electronic Communication to Nora Loughnane, Town Planner, from Joseph Doyle, Building Inspector, re: Thurston expansion, dated January 13, 2009, consisting of one (1) page;
10. Electronic Communication to Nora Loughnane, Town Planner, from Bill Scoble, Fire Chief, Re: FW: EIDR for Thurston Modular Additions, dated January 13, 2009, consisting of one (1) page;
11. Electronic Communication to Nora Loughnane, Town Planner, from Sgt. Paul Sicard, Public Safety Officer, re: Thurston Middle School Modular Additions, dated January 20, 2009, consisting of one (1) page;
12. Electronic Communication to Nora Loughnane, Town Planner, from Bill Scoble, Fire Chief, re: Thurston Modular Additions, dated January 26, 2009, consisting of one (1) page;
13. Memorandum to Rob Malster, Chairman, from John Bertorelli, PE, Town Engineer, re: Thurston Middle School Modular Expansion, dated January 27, 2009, consisting of one (1) page;
14. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

## CONDITIONS

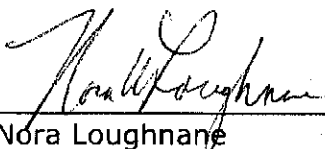
The foregoing approval is issued to the Applicant for the aforementioned project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

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. The applicant shall plant one new tree for each tree removed in accordance with the approved plans, including a minimum of three (3) new trees within the parking lot island and five (5) new trees adjacent to the modular classroom addition or in the unpaved area between the ball field and the parking lot. All trees shall have a minimum caliper size of three and one-half inches (3.5").
3. The applicant shall properly maintain the site drainage system, including the cleaning of catch basins and stormceptors by vacuum truck on an annual basis, or more frequently if necessary.

## RECORD OF VOTE

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

The following members of the Planning Board voted in opposition to EIDR Approval for the abovementioned Project: None.



Nora Loughnane  
Town Planner

DATED: February 6, 2009

TOWN CLERK  
TOWN OF WESTWOOD

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