

**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



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

TOWN CLERK  
TOWN OF WESTWOOD

**APPLICANT:** Needham Bank

**PROPERTY LOCUS:** 341 Washington Street  
Assessors' Map 23, Parcel 75

**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 Wednesday, May 7, 2008 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, and continued to Tuesday, June 10, 2008, at the same location, at which meetings the Planning Board considered the request of Needham Bank 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**

Needham Bank proposes to construct a drive-through teller station and new entrance canopy as additions to the existing bank building at 341 Washington Street. The property is located in the Local Business B (LBB) zoning district. A bank is an allowed use in this district. A drive-through service may be permitted by special permit from the Board of Appeals.

For this project, the Applicant was issued a special permit by the Board of Appeals, pursuant to Section 4.1.7.3 of the Zoning Bylaw, in order to construct the proposed drive-through teller station. Since the proposed drive-through teller station and new entrance canopy constitute exterior changes to a commercial structure, the project also requires Environmental Impact and Design Review approval pursuant to Section 7.3 of the Zoning Bylaw.

The Planning Board opened the public hearing on May 7 2008. Minor amendments to the plan were proposed, including the addition of a new landscaped area between

the parking area adjacent to the bank entrance and the area leading to the drive-through station.

Much discussion was focused on whether or not the plans should include a "No Left Turn" sign to prevent vehicles from exiting the drive-through and turning left onto Washington Street. The Planning Board continued the hearing until June 10, 2008, in order to permit the applicant's submittal of a revised site plan and a left turn gap analysis, to access conditions relating to left turns out of the proposed drive-through. After review and consideration of the submitted gap analysis, the Planning Board determined that a "No Left Turn" sign would not be warranted at the point where the drive-through exit enters Washington Street. This finding was not unanimous. Two members of the Planning Board were of the opinion that a "No Left Turn" sign should be erected in accordance with the recommendation of the Town's Public Safety Officer.

### **DECISION**

The Planning Board, by a vote of three in five 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 April 17, 2008 and subsequent revisions, and the following related submissions filed with the Planning Board by or on behalf of Needham Bank:

1. Plan entitled "Needham Bank, Westwood, Massachusetts.", prepared by The MZO Group, 92 Montvale Avenue, Suite 2400, Stoneham, MA 02180-3628, dated January 29, 2008, consisting of the following seven (7) sheets:

Cover Sheet entitled "List of Drawings" dated January 29, 2008;

Sheet 1 entitled "Foundation Plan" dated January 29, 2008;

Sheet 2 entitled "First Floor & Roof Plans" dated January 29, 2008;

Sheet 3 entitled "Elevations & Details" dated January 29, 2008;

Sheet 4 entitled "Sections" dated January 29, 2008;

Sheet F1 entitled "Ceiling Framing" dated January 29, 2008;

Sheet 6 entitled "Roof Framing" dated January 29, 2008;

2. Plan entitled "Site Plan of Land Showing Proposed Driveway, Westwood, Mass.", prepared by George N. Giunta, Site Design Consultants, 281 Chestnut Street, Needham, MA 02492, dated March 19, 2008, and revised through June 3, 2008, consisting of one (1) page;

3. Plan entitled "Site Plan of Land Showing Proposed Driveway, Westwood, Mass.", prepared by Site Design Consultants, 281 Chestnut Street, Needham, MA 02492, dated August 17, 2007, consisting of one (1) page;
4. Plan entitled "Site Plan of Land Showing Proposed Driveway, Westwood, Mass.", prepared by Site Design Consultants, 281 Chestnut Street, Needham, MA 02492, dated November 17, 2007, consisting of one (1) page;
5. Report entitled "Impact Statement, Needham Bank, 341 Washington Street, Westwood, MA", prepared by the MZO Group, 92 Montvale Avenue, Suite 2400, Stoneham, MA 02180-3628, dated April 16, 2008, consisting of three (3) pages;
6. Report entitled "Traffic Impact & Access Study, prepared by Dermt J. Kelly Associates, Inc., 280 Main Street, Suite 204, North Reading, MA 01864-1300, dated December 7, 2007;
7. Compilation of photographs of existing site conditions and area views, consisting of thirteen (13) sheets;
8. Plan entitled "2 Face Howard Illuminated Post Clock", prepared by Electric Time Company, Inc., Medfield, MA, dated March 27, 2007, consisting of two (2) pages;
9. Lighting product specifications entitled "Needham Bank, Westwood Branch", prepared by The Reflex Lighting Group, consisting of six (6) pages;
10. Memorandum to Nora Loughnane, Town Planner, from Linda R. Shea, REHS/RS, re: Environmental Impact and Site Plan Review pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Needham Bank located at 314 Washington Street, for the construction of a drive-through teller station and new entrance canopy, dated April 24, 2008, consisting of one (1) page;
11. Memorandum to Nora Loughnane, Town Planner, from Sergeant Paul R. Sicard, re: Needham Bank Drive through, dated April 28, 2008, consisting of one (1) page;
12. Memorandum to Nora Loughnane, Town Planner, from Joe Doyle, Building Inspector, re: 341 Washington Street, dated April 29, 2008, consisting of one (1) page;
13. Letter to Vic Taylor, Turning Point Solutions, Inc., from Dermot J. Kelly, PE, PTOE, re: Left Turn gap Analysis, Needham Bank, 341 Washington Street, Westwood, MA, dated May 21, 2008, consisting of two (2) pages with fifteen (15) page appendix;

14. Letter to Nora Loughnane, Town planner, from Raymond F. Jowdy, Esq., re: Needham Bank – Left Turn Gap Analysis, dated May 30, 2008, consisting of one (1) page;
15. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

### **CONDITIONS**

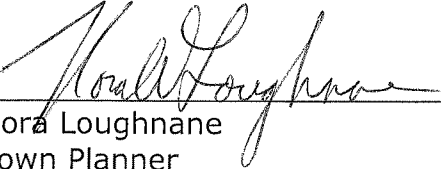
The foregoing approval is issued to the Applicant for the aforementioned project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

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 entire surface of the existing parking lot shall be repaved and all parking spaces shall be clearly marked as shown on submitted plans.
3. The pavement in the westernmost corner of the parking lot, between parking spaces shown as numbers 7 and 8 on submitted plans, shall be painted with diagonal lines to clearly indicate that parking is not permitted in this area.
4. 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 E. Moore, Jr., 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.

  
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Nora Loughnane  
Town Planner  
DATED: June 11, 2008