

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)  
790 Gay Street – Town of Westwood  
July 26, 2016**

**APPLICANT:** Ken Aries, Director of Operations  
Westwood Public Schools  
220 Nahatan Street  
Westwood, MA 02090

**PROPERTY OWNER:** Town of Westwood  
C/o Westwood Public Schools  
220 Nahatan Street  
Westwood, MA 02090

**PROPERTY LOCUS:** Assessor's Map 16, Lot 5

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**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to undertake certain alterations to expand the parking behind the Hanlon School located at 790 Gay Street in Westwood, MA 02090. The proposed work includes the construction of a 25 ft.-radius turn-around at the end of the parking spaces on the north side of the Hanlon School, repave the parking area, and restripe the existing parking spaces for nineteen (19) parking spaces including two handicap accessible spaces.

The proposed parking and turn-around area is intended to be shared parking for use by the Hanlon School and the Girl Scout House located at 794 Gay Street off of Laura Lane. The Girl Scout property received EIDR Approval from the Planning Board on February 23, 2016, which included shared parking with the Hanlon School.

The property is located in the SRA (Single Residence A) Zoning District. Said facility use is permitted as an exempt use in the SRA, subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw. The proposed alterations to the approved plan include the turn around and re-striping of the parking spaces, which have been reviewed by the Building Commissioner and found to be minor in nature. As such, the proposed alterations are subject to Administrative EIDR review and approval by the Town Planner pursuant to Sections 7.3.6 of the Zoning Bylaw.

**STATEMENT OF FINDINGS**

After having reviewed all the plans and reports filed by the Applicants and their representatives, and having considered the technical analysis, and all supplemental information, the Town Planner makes the following findings:

1. On July 26, 2016, a complete application was filed by Westwood Public Schools, pursuant to Sections 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application"). The Town Planner reviewed the application and considered it complete on July 26, 2016.
2. On July 26, 2016, the Building Commissioner determined that the proposed alterations were minor in nature, and that the Application would be subject to review and approval by the Town Planner pursuant to Sections 7.3.6 of the Zoning Bylaw.
3. On July 26, 2016, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
4. The subject property consists of approximately 8.59 acres located at 790 Gay Street and is shown as Map 16, Lot 5 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The subject property was re-zoned to be fully in the SRA zone by Town Meeting in November 2015. The 23,038 SF lot behind the Hanlon School at 794 Gay Street (Assessors' Map 16, Lot 451) was created by an Approval Not Required Plan and the land was subsequently transferred to the Girl Scouts of Eastern Massachusetts after EIDR Approval was granted for the construction of a ~1,000 SF Girl Scout meeting house. During the EIDR review parking was shown on the approved plan to be shared with the Hanlon School within the existing paved area.
6. The Applicant proposes to undertake alterations to modify the February 16, 2016 EIDR approved plan by expanding the pavement to include a 25 ft.-radius turn-around at the end of the parking spaces on the north side of the Hanlon School, repave the parking lot, and restripe the existing spaces for nineteen (19) parking spaces including two handicap accessible spaces, at 790 Gay Street, Westwood, MA 02090 as shown on the submitted plan.
7. The property is located in the SRA Zoning District. The proposed modifications to the existing parking area are permitted, subject to an EIDR (Environmental Impact Design Review) Approval, pursuant to Sections 7.3 of the Westwood Zoning Bylaw.
8. 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 7.3.8 of the Westwood Zoning Bylaw.

## **DECISION**

The Town Planner hereby submits an Administrative Environmental Impact and Design Review (EIDR) **Approval** pursuant to Sections 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor and the following related submissions filed by or on behalf of the Applicants in the Office of the Planning Board on July 26, 2016:

1. Plan entitled "Girl Scout Meeting House, Proposed Hanlon Turn Around", prepared by Jeffrey Bina (JJB), and dated July 19, 2016.

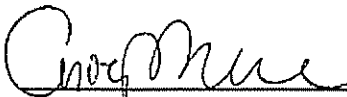
2. EIDR Application prepared by Westwood Public Schools, received by the Planning Board on July 26, 2016.

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. The parking spaces and turn around striping shall be completed prior to final certificate of occupancy of the Girl Scout House and repainted as necessary.
2. 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.
3. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.



Abigail McCabe  
Town Planner

DATED: July 26, 2016



**WESTWOOD PLANNING BOARD APPLICATION FOR HEARING**

1. Requested Approval(s): Administrative EIDR Approval
2. Brief Narrative of Proposal: Construct a 25'-radius turn-around in the parking lot to the north of the Hanlon School building and repave that parking lot. Add up to 19 new parking spaces on the northern side of the parking lot, including up to 2 new handicapped parking spaces. Restripe existing parking spaces on the southern side of the parking lot.
3. Address/Location of Property Subject to Hearing: 790 Gay Street, Westwood, MA
4. Assessor's Map and Parcel Number(s): A.P. 16, Lot 5
5. Size of Parcel: 8.59 acres
6. Name of Applicant: Ken Aries, Director of Operations, Westwood Public Schools
7. Applicant's Mailing Address:  
Westwood Public Schools, 220 Nahatan Street, Westwood, MA 02090
8. Applicant's Telephone: (H) N.A. (W) 781-326-7500, x 1304
9. Applicant's E-Mail Address: karies@westwood.k12.ma.us
10. Applicant is: Owner  Tenant  Licensee  Prospective Purchaser  Other
11. Name of Property Owner(s):  
Town of Westwood, under the care and custody of the Westwood Public Schools
12. Property Owner's Mailing Address:  
Westwood Public Schools, 220 Nahatan Street, Westwood, MA 02090
13. Deed Recorded in:
- a. County Registry of Deeds, Book 4705 Page 584
- b. Registry District of the Land Court, Certificate Number \_\_\_\_\_  
Page \_\_\_\_\_ Book \_\_\_\_\_

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14. Has any Application ever been filed with the Planning Board regarding this Property?

Yes, When? ANR Plan – October 27, 2015  
 No

15. Has the Lot been surveyed by a Registered Land Surveyor?

Yes, When? October 13, 2015  
 No

The Applicant hereby requests a public hearing before the Westwood Planning Board and consents to pay for the cost of all legal advertisements required by the Zoning Bylaw and/or Planning Board Rules and Regulations, which will be billed directly to the Applicant by the newspaper at a later date. The Applicant also consents to pay for all costs required pursuant to applicable sections of the Westwood Zoning Bylaw and/or Planning Board Rules and Regulations, unless expressly waived by the Planning Board, including all project review fees, inspection fees, and costs associated transcription, in addition to all other fees, expenses and costs in connection with the Planning Board's review and evaluation of this Application.

Signed:   
Applicant (or Agent) Signature

Ken Aries, Director of Operations, Westwood Public Schools  
Printed Name of Applicant

Signed:   
Property Owner(s) of Record Signature(s)

John Antonucci, Superintendent, Westwood Public Schools  
Printed Name(s) of Property Owner(s) of Record

Date: \_\_\_\_\_

Payments Received: Application Fee:	\$ <u>0</u>
Project Review Fees: (if applicable)	\$ <u>0</u>
Inspection Fees: (if applicable)	\$ <u>0</u>
Other Fees: (if applicable)	\$ <u>0</u>