

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)**

**305 Washington Street (aka 301-323 Washington Street)
Roberta's Creative Creamery
August 25, 2016**

APPLICANT: Jim Collins
Roberta's Creative Creamery
116 Shirley Road
Stoughton, MA 02072

PROPERTY OWNER: Petruzzello Properties LLC
21 Eastbrook Road
Dedham, MA 02026

PROPERTY LOCUS: 305 Washington Street
Assessor's Map 23, Lot 80

TOWN CLERK
TOWN OF WESTWOOD
2016 AUG 26 A 9:25

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to convert a former hair salon space within the multi-use building at 301-315 Washington Street to an ice cream parlor. Proposed alterations include interior renovations of the ~1,100 sq. ft. space for a twenty (20) seats at counters, preparation area, office and restroom. The only exterior changes proposed with this application are new windows, doors, and signage. The conversion of the tenant space from a personal service establishment use to an ice cream parlor is subject to an Environmental Impact and Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw. The proposed ice cream parlor use is permitted in the Local Business B (LBB) and Flexible Multiple Use Overlay District (FMUOD).

The conversion of the tenant space from a hair salon to ice cream parlor will result in an increase in the number of required parking spaces from four (4) to eight (8) pursuant to Section 6.1 of the Zoning Bylaw. Ice cream parlor customers and employees will be permitted to use the nearby municipal parking lot on Washington Street. The property, including shared parking with the adjacent three-story mixed-use building, site work and exterior building renovations received a full review and was granted an FMUOD Special Permit by the Planning Board on April 25, 2016.

The proposed alterations 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 August 4, 2016, an application was filed by Jim Collins, pursuant to Section 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 August 4, 2016.
2. On August 16, 2016 the Application was forwarded to the Building Commissioner for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval pursuant to Section 7.3.6 of the Westwood Zoning Bylaw.
3. On August 16, 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.
4. On August 16, 2016, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
5. The subject property consists of approximately 41,362 Sq. Ft. located at 301-323 Washington Street and is shown as Map 23, Lot 80 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property"). The four parcels on the corner of Washington Street formerly known as Map 23, Lots 77, 78, 79, and 80 were combined through an Approval Not Required (ANR) plan endorsed by the Planning Board on May 24, 2016 and recorded at the Norfolk County Registry of Deeds in Book 649, Page 72. The 41,362 Sq. Ft. project area contain a one-story multi-tenant building at the corner and a three-story mixed use building is under construction.
6. On December 4, 2012, the Planning Board granted EIDR and Special Permit approval for a reduction in the required number of parking spaces for the 48 seat ~2,000 Sq. Ft. restaurant at 301 Washington Street. The 2012 Planning Board approval permitted nine (9) parking spaces available in the municipal lot for use by the Wild Blossom restaurant.
7. On April 25, 2016, the Planning Board granted an FMUOD Special Permit for four parcels known as Assessor's Map 23, Lots 77, 78, 79, and 80 under Section 9.5 [Flexible Multiple Use Overlay District (FMUOD)] of the Westwood Zoning Bylaw. The application involved a consolidated EIDR process, pursuant to Section 9.5.5 of the Zoning Bylaw. The FMUOD application involved façade and site improvements at 301-315 Washington Street and the construction of a three-story building with ~4,850 GSF (4,350 NSF) commercial space and two floors of twelve (12) residential one-bedroom units at 317-323 Washington Street. The project proposed 24 parking spaces in an underground garage at 317-323 Washington Street, 45 off-street surface parking spaces at 301-323 Washington Street, and nine (9) previously dedicated to the Wild Blossom restaurant.
8. The Applicant proposes to convert a former ~1,100 Sq. Ft. hair salon space (personal services establishment use) within the multi-use building to a year round ice cream parlor at 305 Washington Street. Proposed alterations include interior renovations of the ~1,100 sq. ft. space for an ice cream parlor with twenty (20) counter seats. The only exterior changes proposed with this application are new windows, doors, and signage.
9. The property is located in the LBB and FMUOD Zoning District. The proposed modifications to for an Ice cream parlor are permitted, subject to EIDR (Environmental Impact Design Review) Approval, pursuant to Sections 7.3 of the Westwood Zoning Bylaw.

10. The former hair salon/personal service establishment required four (4) parking spaces. The proposed use with twenty (20) seats and five (5) employees during peak hours requires a minimum of eight (8) parking spaces, pursuant to Section 6.1.5.28 of the Zoning Bylaw. The FMUOD project proposes 45 off-street surface parking spaces at 301-323 Washington Street, and nine (9) previously dedicated to the Wild Blossom restaurant. Pursuant to Section 6.1.10 of the Zoning Bylaw, off-site municipally-owned parking spaces may be used to meet the minimum parking requirements, provided (a) such spaces are located within four hundred (400) feet walking distance of the building entrance to be served and (b) the Board of Selectmen or its designee documents to the Building Commissioner that there is in fact sufficient capacity in the municipal lot to accommodate the excess parking.
11. Town Administrator Michael Jaillet documented that a sufficient number of parking spaces in the Washington Street Municipal Parking Lot, within four hundred (400) feet walking distance of the proposed ice cream parlor entrance, are available for four (4) spaces to meet the parking requirements for the proposed ice cream parlor. The other four (4) spaces are available in the 45 surface spaces on site and are to be shared with the other uses in the building.
12. 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 7.3.6 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 August 4, 2016:

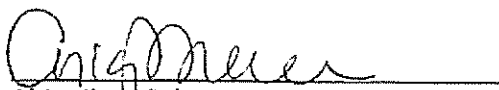
1. Plan set entitled "Roberta's Creative Creamery, 305 Washington Street, Westwood, MA 02090, Tenant Fit-up", prepared by Beth Bourque Design Studio dated June 7, 2016, revised through August 2, 2016, Sheet A1.1.
2. EIDR Application and Narrative prepared by Jim Collins, received by the Planning Board on August 4, 2016.
3. Site plan entitled "Site Plan, Site Layout, 301-323 Washington Street, Westwood, Massachusetts", dated July 10, 2015, revised through July 29, 2016, prepared by Norwood Engineering, stamped by Matthew D. Smith.
4. Building Commissioner Authorization Letter for Administrative EIDR signed by Joe Doyle, dated August 16, 2016.
5. Electronic Mail from Jim Collins, to Abigail McCabe, Subject: Roberta's Ice Cream, sent: August 15, 2016.
6. Electronic Mail from Mike Jaillet to Abigail McCabe, Subject: Roberta's Ice Cream, 305 Washington St – Municipal Lot Request, Sent: August 19, 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. 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 complete food establishment permit package including equipment specifications shall be submitted to the Health Department.
3. An asbestos inspection survey shall be submitted to the Health Department prior to any interior renovation and construction.
4. No signage was reviewed or approved by this Decision. The FMUOD Special Permit conditioned that business wall signage shall have a wooden appearance. A sign permit application shall be submitted to the Building Department.
5. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or agency of the Town of Westwood or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same.
6. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A § 9 and all applicable Planning Board Rules and Regulations. The Applicant shall apply to the Board of Health for food establishment related permits and the Board of Selectmen for a Common Victualler (CV) license.
7. 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: August 26, 2016