

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**NOTICE OF DECISION
PROJECT DEVELOPMENT REVIEW (PDR) APPROVAL**

TOWN CLERK
TOWN OF WESTWOOD

- PROPONENT:** TMI Hospitality for Courtyard by Marriott
4850 32nd Avenue South
Fargo, ND 58104
- PROPERTY OWNER:** University Station Phase 2 LLD
Affiliate of Westwood Marketplace Holdings, LLC
c/o New England Development
One Wells Avenue
Newton, MA 02459
- PROPERTY LOCUS:** Approximately 2.7 acres of land within Development Area B, as shown on the Master Development Plan approved at the Special Town Meeting on May 6, 2013, within the University Avenue Mixed Use Overlay District. This project modifies the project site plan as compared to the Master Plan in Phase II.

BACKGROUND AND PROJECT SUMMARY

The Proponent proposes to construct a four-story building measuring approximately 55' in height with approximately 73,560 sq. ft. of gross floor area for a Courtyard by Marriott hotel. This establishment will include 130-guest rooms, a business center, an indoor pool, a spa, and a bistro. The proposed development will include surface parking for 152 cars. This application is being considered pursuant to the Project Development Review (PDR) provisions of Section 9.7 [University Avenue Mixed Use District] of the Westwood Zoning Bylaw.

The property is located in the University Avenue Mixed Use District (UAMUD) and the Water Resources Protection Overlay (WRPOD) zoning district. The proposed hotel and the accessory uses are permitted in the UAMUD District, subject to Project Development Review (PDR) pursuant to Section 9.7.12.2.2 of the Westwood Zoning Bylaw.

FINDINGS

After having reviewed all the plans and reports filed by the Proponent and its representatives; having considered the technical analysis, supplemental information provided during the course of the public hearing, correspondence and testimony from representatives from various boards and commissions and departments within the Town of Westwood and from all other interested parties, the Town of Westwood Planning Board has determined that the PDR Application complies with the requirements of Section 9.8, and other applicable sections of the Zoning Bylaw. Specifically, the Planning Board makes the following Procedural Findings and Project Findings:

PROCEDURAL FINDINGS:

1. On July 8, 2015, an application was filed by or on behalf of TMI Hospitality, pursuant to Section 9.8 [University Avenue Mixed Use District] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application").
2. The Planning Board provided copies of the Application to other Town of Westwood boards and commissions, departments and officials including, but not limited to, the Board of Health, Board of Selectmen, Building Commissioner, Conservation Commission, Pedestrian Bike Safety Committee, Department of Public Works, Economic Development Officer, Fire Chief, Police Chief and Town Engineer, on July 23, 2015.
3. The Planning Board commenced its consideration of the Application at a properly noticed public meeting on September 1, 2015, at Carby Municipal Office Building, 50 Carby Street, Westwood, MA; and continued said review at a properly noticed public meeting on October 6, 2015, and further continued to October 20, 2015, in the same location.
4. Westwood Planning Board members Christopher A. Pfaff, Steven H. Olanoff, Bruce H. Montgomery, Trevor W. Laubenstein, and John J. Wiggin were present for all sessions of the public meeting during which the Application was considered, and deliberated on the Application at a duly authorized meeting on October 20, 2013.

PROJECT FINDINGS:

1. The subject property consists of approximately 2.7 acres of land within Development Area B, and materially conforms to the approved Master Development Plan approved at Special Town Meeting on May 6, 2013, (hereinafter "Project Site" or "Property").
2. The Proponent proposes to construct a three-story building measuring approximately 55' in height with approximately 73,650 sq. ft. of floor area for use as a Courtyard by Marriott hotel (hereinafter "Project"). This establishment will include 130-guest rooms, a business center, an indoor pool, a spa, a bistro and related uses. The proposed development will include surface parking for 152 cars. Vehicular access is from University Avenue through the restaurant parking area.
3. The Property is located in the University Avenue Mixed Use District (UAMUD) and the Water Resources Protection Overlay (WRPOD) zoning district. The proposed hotel and all proposed accessory uses are permitted in the UAMUD District, subject to Project Development Review (PDR) pursuant to Section 9.7.12.2.2 of the Westwood Zoning Bylaw.
4. The Project, as modified by the Conditions of this Decision, materially conforms to the Master Development Plan (MDP) approved at Special Town Meeting on May 6, 2013, and supporting documents on file with the Town Clerk.
5. No previously developed portion of the UAMUD project has resulted in a material adverse impact that does not comply with regulatory requirements or is substantially detrimental to public health, safety or the environment.
6. The Project, as modified by the Conditions of this Decision, does not pose new material impacts or materially exacerbate existing adverse impacts to any adjacent property or the proximate neighborhood that have not already been addressed through mitigation required by the Development Agreement by and between the Town of Westwood and Westwood Marketplace Holdings LLC dated as of May 7, 2013, as the same may be amended from time to time.

7. The Project, as modified by the Conditions of this Decision, results in net fiscal benefits to the Town, and the Proponent has adequately mitigated any adverse fiscal impact.
8. The Project, as modified by the Conditions of this Decision, complies with the standards and requirements set forth in Section 9.7 of the Westwood Zoning Bylaw, including but not limited to the performance and design standards set forth in Section 9.7.11.

DECISION

The Planning Board evaluated the Application in relation to the above Findings, and by a vote of four (4) in favor and one (1) opposed, hereby **grants** Project Development Review (PDR) Approval pursuant to Section 9.7 of the Westwood Zoning Bylaw, for a Courtyard by Marriott Hotel as shown on plans entitled "Development Area B of the University Station Proposed Hotel – PDF Submittal, University Avenue, Westwood, MA," dated July 2, 2015, revised September 14, 2015, and revised October 1, 2015, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL

The approval of the abovementioned Application is subject to the following conditions:

1. An ANR (Approval Not Required) plan creating the Applicant's lot be submitted for endorsement to the Planning Board and shall be recorded prior to issuance of a building permit.
2. The outdoor speakers at the entrance lobby and rear courtyard shall be turned off at midnight and the volume shall be controlled on site.
3. Emergency communications shall meet the requirements of the Westwood Police and Fire Departments with bidirectional amplifier or other satisfactory means.
4. The street address for Courtyard Marriott shall be prominently displayed on the monument signs located closest to University Avenue.
5. A final Operations and Maintenance Plan shall be submitted for review by the Town Planner, Fire Chief, the Town Engineer, and BETA Group prior to issuance of a final certificate of occupancy for the hotel.
6. The lights proposed to be ground mounted and directed towards the hotel building shall be designed, installed, and maintained as "dark sky" compliant, and specifications for such lights shall be submitted to the Town Planner for review prior to issuance of a building permit.
7. A final signage package with lighting, material, color, and dimensional details shall be submitted to the Town Planner for review prior to submission of a sign permit application to the building department.
8. A video inspection of the sewer system confirming proper operation shall be provided to the Town Engineer prior to issuance of a final certificate of occupancy for the hotel.
9. Plans, equipment details, and specifications related to the bistro, pool, and spa shall be submitted to the Board of Health prior to issuance of a final certificate of occupancy for the hotel.
10. A revised landscape plan (sheet L1) shall be submitted to the Town Planner for approval showing the replacement of the white pines proposed along the easterly property line to a tree species adequate between the sidewalk and property line.

11. The Proponent shall provide three (3) certified copies of an "As Built" Site Development Plan. Certification shall be by a Registered Professional Engineer and/or Land Surveyor, and shall indicate that all driveways, parking areas, sidewalks, storm drains, sewer mains, water mains and their appurtenances have been constructed in material compliance with said Project Plans and are accurately located as shown thereon. The "As Built" plan shall be delivered to the Board in a format approved by the Information Systems Director (AutoCad and PDF) for compatibility with the Town of Westwood GIS database.

APPLICATION AND PLANS

The Planning Board evaluated the Application dated July 8, 2015, and filed by or on behalf of the Proponent in the Planning Office and the Office of the Town Clerk, and the following related submissions:

1. Plans entitled "Development Area B of the University Station Proposed Hotel – PDF Submittal, University Avenue, Westwood, MA", prepared by Tetra Tech, One Grant Street, Framingham, MA 01701, dated July 2, 2015, revised September 14, 2015, and revised October 1, 2015, consisting of the following twenty-two (22) sheets, as follows:

Cover Sheet	Locus Plan
Sheet V-101	Existing Conditions Plan
Sheet C-101	General Layout Map
Sheet C-111	Site Layout Plan
Sheet C-121	Grading & Drainage Plan
Sheet C-131	Utility Plan
Sheet C-141	Erosion Control Plan
Sheet C-501	Details Sheet
Sheet C-502	Details Sheet
Sheet C-503	Details Sheet
Sheet C-504	Details Sheet
Sheet C-505	Details Sheet
Sheet C-506	Details Sheet
Sheet L1	Landscape Plan
Sheet ASL-11	Site Photometric Plan
Sheet A1/6	Conceptual First Floor Plan
Sheet A2/6	Conceptual Upper Floor Plan
Sheet A3/6	Conceptual Roof Plan
Sheet A4.1/6	Exterior Elevations – Landscape
Sheet A4.2/6	Exterior Elevations – Options B
Sheet A5/6	Exterior Renderings
Sheet A6/6	Conceptual Details

2. Project Development Review narrative, application, table of development data, list of required permits, drainage calculations, for Courtyard by Marriott, prepared by TMI Hospitality and John E. Twohig of Goulston & Storrs PC; dated July 8, 2015, filed with the Town Clerk and Planning Department on July 8, 2015.
3. Exterior Material Samples, consisting of two sheets, and sample board for Courtyard by Marriott, prepared by LJA Architecture and TMI Hospitality, received July 8, 2015, and revised August 18, 2015.
4. Plan set entitled "Fire Truck Turning Plan, Westwood Ladder Truck", prepared by Tetra Tech, consisting of 12 sheets, dated July 2, 2015, received July 8, 2015.

5. Response to Peer Review letter prepared Tetra Tech, dated September 16, 2015, revised October 2, 2015, consisting of 11 pages.
6. HydroCAD Report INF, containing 28 pages, received October 6, 2015.
7. Stormwater Infiltration Data Report for University Station, Westwood, Massachusetts, prepared by Sanborn Head, prepared for Westwood Marketplace Holdings, LLC, consisting of 24 pages, dated October 14, 2015.
8. Memorandum from Town Planner to Planning Board members, RE: UAMUD Project Development Review (PDR) – Development Area B – Courtyard Marriott, consisting of three pages, dated August 28, 2015, revised October 2, 2015.
9. Memorandum from Merrick Turner, BETA Group, to Westwood Planning Board, Re: Courtyard by Marriott Project Development (PDR) Update, dated August 14, 2015 (9 pages), September 25, 2015 (12 pages).
10. Memorandum from Health Director, Linda Shea, Subject: University Station Project Development (PDR) – Courtyard Marriott, dated August 10, 2015.
11. Memorandum from Fire Chief, William P. Scoble, Subject: Site Plan Review, Not Your Average Joes and Hotel Complex, dated August 14, 2015.
12. Memorandum from Dedham-Westwood Water District Executive Director, Eileen Commene, to Abigail McCabe, dated August 28, 2015.
13. Memorandum from Town Engineer, Jeffrey Bina, to Town Planner, Abigail McCabe, Re: Courtyard by Marriot PDF, dated August 27, 2015.
14. Electronic Mail from Public Safety Officer, Sgt. Paul Sicard, sent to Abigail McCabe on August 26, 2015.
15. Architectural plans for Courtyard by Marriott, prepared by LJA Architecture Engineering of Fargo, ND, sheets A4.6.1 revised on September 14, 2015.
16. Pedestrian Connections plan for University Station, prepared by Shadley Associates, dated September 1, 2015.
17. Memorandum from Michael Sinesi, Kao Design Group, to Merri Turner – BETA Group, Subject: Architectural Peer Review – Façade Development, dated August 28, 2015.
18. Response to Peer Review Comment letter from Tetra Tech, Re: University Station, Courtyard by Marriot Project Development Review Response to Peer Review Comments, dated August 26, 2015, September 16, 2015, and October 15, 2015.
19. Revised Elevation Sheet A5-6 prepared by LJA Architecture Engineering, last revised October 1, 2015.
20. Bike Rack specification sheet for Model #UT160-6-B, LED Lighting Deco Digital sheet, trash and recycling sheet Architectural Brass Div. of Lavent Industries Inc., Avenue-R 09.
21. Electronic Mail from Matt Crowley of BETA Group for Drainage Approval, to Abigail McCabe and Nora Loughnane, Subject: Courtyard Drainage, Sent October 16, 2015.

All of the foregoing plans and reports are hereby incorporated by reference and made part hereof.

RECORD OF VOTE

The following members of the Planning Board voted to **grant** Project Development Review (PDR) Approval pursuant to Section 9.7.12.2.2 of the Westwood Zoning Bylaw for the abovementioned Application, subject to the Conditions stated above: John J. Wiggin, Christopher A. Pfaff, Trevor W. Laubenstein, and Bruce H. Montgomery.

The following members of the Planning Board voted to **deny** Project Development Review (PDR) Approval pursuant to Section 9.7.12.2.2 of the Westwood Zoning Bylaw for the abovementioned Application: Steven H. Olanoff



Abigail McCabe
Town Planner

DATED: November 9, 2015