

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)  
670-672 High Street (aka 668 High Street) – Coffman Realty Colburn School  
September 13, 2016**

**APPLICANT:** Jeffrey Coffman, Manager  
Coffman Realty  
1300 Belmont Street  
Brockton, MA 02301

**PROPERTY OWNER:** c/o Coffman Realty  
1300 Belmont Street  
Brockton, MA 02301

**PROPERTY LOCUS:** Assessor's Map 14, Lot 181

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to install signage in the property's seventeen (17) space parking lot to identify five parking spaces for bank customers during bank hours and designate one space per unit for the six residences for evening hours at the former Colburn School at 670-672 High Street, also known as 668 High Street, Westwood, MA 02090.

The property is located in the Local Business A (LBA) and Upper Story Residential Overlay District (USROD) and Flexible Multiple Use Overlay District 7/High Street Business FMUOD7 zoning districts. The bank and residential uses are permitted by issuance of a USROD Special Permit. The historic Colburn School building was rehabilitated for a bank with drive-through service on the first floor and residential units on the second and third floors was granted by the Planning Board on March 27, 2012.

The only modification proposed is to install six (6) signs reserving residential parking spaces after 5:00 p.m. and five (5) signs identifying parking for customers during banking hours.

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 30, 2016, an application was filed by Jeffrey Coffman of Coffman Realty, pursuant to 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 August 30, 2016.
2. On August 30, 2016 the Application was forwarded to the Building Commissioner for review and consideration and determined that the proposed alterations were minor in nature, and the Application would be subject to review and approval by the Town Planner for an Administrative Environmental Impact & Design Review (EIDR) Approval pursuant to Section 7.3.6 of the Westwood Zoning Bylaw.
3. On August 30, 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 18,820 SF located at 670-672 (aka 660-668) High Street and is shown as Map 14, Lot 181 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The historic Colburn School building was rehabilitated for a bank with drive-through service on the first floor and six (6) residential units on the second and third floors and seventeen (17) on-site parking. The project was granted Special Permit approval by the Planning Board on March 27, 2012. As part of the 2012 Special Permit approval the Applicant entered a shared parking easement agreement with the Town of Westwood for the use of the library parking spaces by residents, customers, and employees of the Colburn School Building/Coffman building.
6. The Applicant proposes to undertake alterations to the 2012 Special Permit by installing signage for five (5) parking spaces for the bank customers during bank hours and installing signage for six (6) parking spaces to designate them for residence parking after 5:00 p.m. for the parking spaces located on site at 670-672 High Street in Westwood, MA 02090.
7. The property is located in the Local Business A (LBA) and Upper Story Residential Overlay District (USROD) and Flexible Multiple Use Overlay District (FMUOD 7) zoning districts. The bank and residential uses are permitted by issuance of a USROD Special Permit granted to the property in 2012.
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 August 30, 2016:

## 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 signage designating parking for residences shall be limited to no more than six (6) spaces and shall be located in the six (6) southernmost spaces furthest from the Library.
3. The parking space identification signage for the residences shall be limited to after 5:00 p.m. and the five (5) spaces for bank signage shall only be restricted during the Bank's hours. The parking spaces shall remain shared spaces outside of the designated hours and the remaining six (6) spaces shall not have signage.



Abigail McCabe  
Town Planner

DATED: September 13, 2016