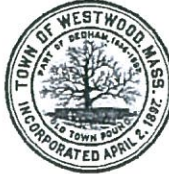


TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chairman
Steven H. Olanoff, Vice Chairman
Trevor W. Laubenstein, Secretary
John J. Wiggin
Bruce H. Montgomery



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TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

**MINOR MODIFICATION OF SPECIAL PERMIT AND
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)**

75-85 Providence Highway
Assessor's Map 17, Lots 058 & 059

March 15, 2016

The Planning Board of the Town of Westwood hereby **approves** the Minor Modification of the October 20, 2015 EIDR and Special Permit approval to modify the exterior elevations sheets A2.0 and A2.1 as shown on the plan sheets for "Season's Corner Market, 75 Providence Hwy., Westwood, MA", prepared for Colbea Enterprises, LLC, prepared by Ayoub Engineering, exterior elevations Sheets A2.0 and A2.1, dated June 10, 2015 and revised October 20, 2015 and described in the letter therefore filed with the Planning Board on March 9, 2016 by or on behalf of Colbea Enterprises, LLC.

APPLICANT: Colbea Enterprises, LLC
2050 Plainfield Pike
Cranston, RI 02921-2062

PROPERTY OWNER: Colbea Enterprises, LLC for 75 Providence Highway
2050 Plainville Pike, Cranston, RI 02921-2062
Providence Highway, LLC for 85 Providence Highway
1039 East Street, Dedham, MA 02062

PROPERTY LOCUS: 75-85 Providence Highway:
75 Providence Highway (Assessor's Map 17, Lot 059)
85-87 Providence Highway (Assessor's Map 17, Lot 058)

BACKGROUND AND PROJECT SUMMARY

The Applicant submitted an application for a minor modification to the previously approved plan set entitled "Special Permit/EIDR Site Improvement Plans", prepared by Ayoub Engineering, Engineering & Architects, prepared for Colbea Enterprises, LLC exterior elevation plan sheets A2.0 and A2.1, which was originally granted by the Planning Board on October 20, 2015. The original and modified EIDR and Special Permit application proposes the construction of a ~3,600 SF retail convenience store containing a coffee shop with drive-through service, five double-sided gasoline pump islands in front of the building and two diesel pump stations and parking. The purpose of this minor modification is to alter the building's design by proposing a hip roof with a 6:12 slope rather than the approved flat

roof and the addition of a cupola. The only modification associated with this request is to the design of the proposed retail building.

APPLICATION AND PLANS

The Planning Board evaluated the request for the Minor Modification to the October 20, 2015 EIDR and Special Permit approved plans, which was filed by or on behalf of the Applicant in the Planning Office on March 9, 2016, and the following related submissions ("Project"):

1. Plan sheets entitled "Season's Corner Market, 75 Providence Hwy., Westwood, MA", prepared by Ayoub Engineering, Engineers & Architects; prepared for Colbea Enterprises, LLC; dated June 10, 2015, revised October 20, 2015 sheets A2.0 and A21, received March 9, 2016.
2. Letter Requesting Modification to Christopher Pfaff from Mark T. Vaughan, Re: Minor Site Alteration – Colbea; 75-85 Providence Highway, dated March 9, 2016.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicant, the Town of Westwood Planning Board has determined that the Application complies with the requirements of the Westwood Zoning Bylaw and Planning Board's Rules and Regulations and related to Special Permits and EIDR:

FINDINGS:

1. The Planning Board considered this Proposal Minor Modification in conformance with all October 20, 2015 Approval.
2. Westwood Planning Board members Christopher A. Pfaff, Steven H. Olanoff, and Trevor W. Laubenstein deliberated on the Application at a duly authorized meeting on March 15, 2016.

DECISION

At a meeting on March 15, 2016, the Planning Board evaluated the Application in relation to the above findings, and did this day by a vote of 5-0 in favor and none opposed, voted to **approve** the Modification of elevation plans for the retail building at 75-85 Providence Highway as described above.

RECORD OF VOTE

The following members of the Planning Board voted to approve the Minor Modification of the Approved EIDR and Special Permit: Christopher A. Pfaff, Steven H. Olanoff, Bruce H. Montgomery, John J. Wiggin, and Trevor W. Laubenstein.


Abigail McCabe, Town Planner

3/22/16
DATED: March 22, 2016

TOWN CLERK
TOWN OF WESTWOOD
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