

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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Trevor W. Laubenstein, Vice Chairman  
Steven H. Olanoff, Secretary  
David L. Atkins  
Michael McCusker



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TOWN CLERK  
TOWN OF WESTWOOD

**PLANNING BOARD**

**MINOR MODIFICATION**

**DEERFIELD AVENUE EXTENSION DEFINITIVE SUBDIVISION &  
POLICE HEADQUARTERS ENVIRONMENTAL IMPACT & DESIGN REVIEW (EIDR)**

**580, 582, 590 High Street, 72 & 90 Deerfield Avenue  
Assessor's Map 14 & Lots 070, 071, 072, 094, & 095**

**June 28, 2016**

The Planning Board of the Town of Westwood hereby *approves* the Minor Modification to the approved Deerfield Avenue Extension Definitive Subdivision and the Police Headquarters EIDR as described in the application therefore filed with the Planning Board by Pare Corporation and Dore and Whittier on behalf of the Town of Westwood on June 24, 2016, and associated materials made part of the record.

**APPLICANT'S REPRESENTATIVE:** Pare Corporation

**APPLICANT:** Town of Westwood  
580 High Street  
Westwood, MA 02090

**PROPERTY OWNERS:** Town of Westwood

**PROPERTY LOCUS:** 580, 582, 590 High Street  
72 & 90 Deerfield Avenue  
Assessor's Map 14 and Lots 070, 071, 072, 094, & 095

**BACKGROUND AND PROJECT SUMMARY**

The Applicant submitted a request for a minor modification to the previously approved Deerfield Avenue Extension Definitive Subdivision and Police Headquarters EIDR, which was originally granted by the Planning Board on October 6, 2015 and October 20, 2015 in the EIDR plan set entitled "Westwood Police Department, 590 High Street, Westwood, MA 02090 Permitting Set", prepared by Dore & Whittier Architects and CR Architecture and Design, dated October 21, 2015 and the Definitive Plan Set entitled "Definitive Subdivision Plan, Deerfield Avenue Extension, 590 High Street, Westwood, Massachusetts", prepared by Pare Corporation, dated August 2015, last revised October 21, 2015.

The modified plan results in widening the driveway from Deerfield Avenue Extension to the Police Station from fifteen (15) feet to twenty (20) feet, increasing the northern curb radius to twenty (20) feet, removing one parking space, modifying the landscape island at the end of the parking aisle, relocating the accessible ramps, installing sloped granite curbing along the south and west sides of the southern

landscaped area, and removing an existing tree near the plaza area to be replaced with similar tree in same vicinity. The purpose of this minor modification is to provide sufficient clearance for public safety vehicles and fire apparatus entering from the north.

The only modification associated with this request is the above mentioned changes as a result of the increased Police Station driveway width and turning radius on the northern edge of the driveway when entering from the north and the removal of an existing memorial tree near the plaza to be replaced in-kind with similar tree species in general vicinity.

### APPLICATION AND PLANS

The Planning Board evaluated the request for the Minor Modification of 2015 EIDR and Definitive Subdivision approvals, which request was originally filed by or on behalf of the Applicant in the Planning Office on June 24, 2016, and the following related submissions ("Project"):

1. Sketch plan, prepared by Dore and Whittier, undated, untitled.
2. Electronic Mail from Rick Almeida, Dore and Whittier, sent June 24, 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 Planning Board's Rules and Regulations for the Subdivision of Land ("Subdivision Regulations"), and with the requirements of Section 7.3 [Environmental Impact and Design Review]. Specifically, the Planning Board makes the following procedural findings and project findings:

#### FINDINGS:

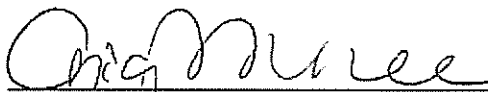
1. The Planning Board considered this Project Minor Modification in conformance with all October 6 and October 20, 2015 approvals. Specifically, EIDR condition twelve related to modifications.
2. Westwood Planning Board members Christopher A. Pfaff, Steven H. Olanoff, and Trevor W. Laubenstein, Dave Atkins, and Michael McCusker deliberated on the Application at a duly authorized meeting on June 28, 2016.

### DECISION

At a meeting on June 28, 2016, the Planning Board evaluated the Application in relation to the above findings, and did this day by a vote of five in favor and none opposed, voted to **approve** the Minor Modification as described above with the amendment that the sloped granite curbing be located only on the southern and western edges of the interior landscaped island to allow the vertical granite curbing to extend the full length of the northern edge of the island adjacent to the southernmost parking space.

### RECORD OF VOTE

The following members of the Planning Board voted to approve the Minor Modification of the Definitive Subdivision and EIDR: Christopher A. Pfaff, Steven H. Olanoff, Dave Atkins, Michael McCusker, and Trevor W. Laubenstein.



Abigail McCabe, Town Planner

DATED: July 12, 2016