

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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PLANNING BOARD

**DECISION OF THE PLANNING BOARD
LIMITED ENVIRONMENTAL IMPACT AND DESIGN REVIEW**

APPLICANT: First Parish of Westwood
c/o Holmes and Edwards, Inc.
26 Chestnut Street, Quincy, MA 02169

PROPERTY OWNER: First Parish of Westwood
248 Nahatan Street
Westwood, MA 02090

PROPERTY LOCUS: 248 Nahatan Street
Assessor's Map 21, Lot 50

TOWN CLERK
TOWN OF WESTWOOD

2015 MAY 19 A 8:31

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to construct a 2.5 story addition on the rear northerly side of the building, a patio, 74 space parking lot, and associated site work.

The property is located in the Single Residence E (SRE) zoning district. The religious facility is an exempt use under Section 7.3.3 of the Westwood Zoning Bylaw and M.G.L. Ch. 40A Section 3, subject to Limited Environmental Impact and Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw.

STATEMENT OF FINDINGS

PROCEDURAL FINDINGS:

After having reviewed all the plans and reports filed by the Applicant and its representatives and 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 makes the following procedural findings and project findings:

1. On April 14, 2015, an application was filed by or on behalf of The First Parish of Westwood, c/o Holmes and Edwards, Inc., pursuant to Section 7.3.3 [Limited Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application").
2. Pursuant to M.G.L. Chapter 40A, Section 9 and 11 and the applicable provisions of the Westwood Zoning Bylaw and the Rules and Regulations of the Westwood Planning Board (hereinafter "Rules and Regulations"), the Planning Board caused notice of the public hearing to be published in the *Westwood Press*, a newspaper of general circulation in Westwood, on April 23, 2015 and April 30, 2015. Notice of the public hearing was posted in the Westwood Town Hall commencing on April 21, 2015, and continuing through the opening of the public hearing on May 12, 2015. Said notice of the public hearing was mailed postage prepared to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on April 21, 2015.
3. 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, Department of Public Works, Fire Chief, Police Chief and Town Engineer, on April 21, 2015.
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Section 9 and 11, the public hearing on the Application commenced on May 12, 2015, in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, and was closed on the same date.
5. Westwood Planning Board Members Steven H. Olanoff, John J. Wiggin, Bruce H. Montgomery, and Christopher A. Pfaff deliberated on the Application at a duly authorized meeting on May 12, 2015. Trevor W. Laubenstein recused himself due to a conflict of interest as an abutter.

PROJECT FINDINGS:

1. The subject property consists of approximately 7.8 acres located at 248 Nahatan Street (aka 340 Clapboardtree Street) and is shown as Map 21, Lot 50 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. Presently, the project site contains the principal building for the church use and the Pastor's dwelling and 78 parking spaces.
3. The Applicant proposes to construct a 2.5 story ~4,500 SF addition on the rear of the building for classroom and meeting space and construct a 74 space new parking area with associated site work.
4. The Project Site is located within the Single Residence E (SRE) and Wireless Communications Overlay District (WCOD). The religious facility use is an exempt

use under Section 7.3.3, subject to Limited Environmental Impact and Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw.

5. Available on-site parking is 74 parking spaces. The proposed parking spaces are sufficient to meet the minimum parking requirements of Section 6.1 of the Westwood Zoning Bylaw.
6. 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 properties, and will be consistent with all applicable standards set forth in Section 7.3.8 of the Westwood Zoning Bylaw.

WAIVERS:

The Planning Board considered requests for the specific waivers listed below, and determined that such waivers will result in a substantially improved project; that such project will otherwise meet the performance and design standards set forth in this Section; and that such waivers will pose no substantial detriment to any adjacent property or proximate neighborhood, and will not nullify or substantially derogate from the intent or purpose of the Westwood Zoning Bylaw. The following waivers are hereby granted by the Planning Board:

1. Waiver from the strict adherence to Section 7.3.7.1.1 & 7.3.7.1.2 to show tree species and specific dimensions for all trees and landscaping.
2. Waiver from the requirements of Section 7.3.7.2 & 6.4.4 to provide photometric and exterior lighting plan.
3. Waiver from providing a traffic study as required by Section 7.3.7.3 of the Zoning Bylaw.
4. Waiver from a presentation model as required by Section 7.3.7.7 of the Zoning Bylaw.

DECISION:

The Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a vote of four (4) in favor and none (0) opposed, hereby **grants** Environmental Impact and Design Review **Approval** pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor filed in the office of the Town Clerk on April 14, 2015, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

1. The parking lot striping shall be painted as shown on the approved plan last revised on May 12, 2015.
2. The accessible spaces shall be indicated with signage at the head of the space.
3. The area along the easterly pavement line and stone wall shall remain lawn / grass area and clearly delineated for protection during construction.
4. The entrance shall be painted for one-way in and two-way out to assist with traffic flow.
5. The dumpster shall be relocated to the westerly side of the parking lot from where it is shown on the approved plans on the easterly side of the proposed new parking lot to be further from the Thatcher Street abutters.
6. The sidewalk on the east side of the site's curb cut shall be rounded out at the outer corner at the intersection of the new sidewalk along the street and the two walkways to allow for the appropriate turning radius.
7. Except as modified by the Conditions and Findings hereof, the Project shall comply with the Project Plans in all respects and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
8. 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. 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.
9. During construction of the Project, the Applicant shall conform to all local, state and federal laws regarding noise, vibration, dust, and blocking of Town roads. Exterior construction of the Project, including the idling of construction vehicles, shall not commence on any weekday before 7:00 a.m. and shall not continue beyond 6:00 p.m. except for certain operations such as concrete finishing and emergency repairs. Exterior construction shall not commence on Saturday before 8:00 a.m. and shall not continue beyond 6:00 p.m. with the same exceptions. The Building Commissioner may allow longer hours of construction, which are otherwise in compliance with Chapter 292 of the Westwood General Bylaws governing Noise, in special circumstances, provided that such activity is requested in writing by the Applicant, except for emergency circumstances, where oral communication shall be followed by written confirmation. There shall be no exterior construction on any Sunday

or state or federal legal holiday. Hours of operation shall be enforced by the Westwood Building Commissioner and Police Department.

10. Applicant shall promptly repair any damage which Applicant causes to sidewalks, street pavement, signs or other fixtures or features within the public right of way, after obtaining permission from the Town. Such repairs shall be performed to Town of Westwood standards.
11. The EIDR Approval shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant thereof. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant. In the case of the EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial progress of approved vertical construction activity.
12. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
13. The Applicant shall provide one (1) original and three (3) certified copies of an "As Built" Site Development Plan. Certification shall be by a Registered Professional Engineer and/or Land Surveyor, as required, and shall indicate that all driveways, parking areas, sidewalks, storm drains, sewer mains, water mains and their appurtenances have been constructed in accordance 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 for compatibility with the Town of Westwood GIS database.
14. Any alterations, modifications, deletions or amendments to the EIDR Approval shall be done in accordance with the requirements of M.G.L. Chapter 40A § 9.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Planning Office and the Office of the Town Clerk on April 14, 2015.

- Exhibit A: Site Plan Review Application Form completed by The First Parish of Westwood c/o Holmes and Edwards, Inc.; dated April 14, 2015.
- Exhibit B: Request for Fee Waiver from Church Moderator, Brian Bayer; dated April 13, 2015.
- Exhibit C: Project Narrative from Michael G. Joyce, Project Engineer; to Nora Loughnane, Town Planner; RE: Environmental Impact and Design Review Narrative Proposed Expansion – 248 Nahatan Street, Westwood, MA (2 pages); dated March 24, 2015.
- Exhibit D: Stormwater Report submitted by Joyce Consulting Group; dated March 31, 2015.

Exhibit E: Site Plans (6 sheets) prepared for First Parish of Westwood United Church; prepared by Joyce Consulting Group, Inc.; dated April 17, 2015, revised on May 5 and May 12, 2015; and architectural plans prepared by Holmes & Edwards, Inc. Architects (5 sheets) consisting of the following sheets:

Sheet C-0: Existing Conditions Plan
Sheet C-1: Site Preparation & Demo Plan
Sheet C-2: Site Layout Plan
Sheet C-3: Grading and Utility Plan
Sheet C-4: Detail Sheet 1
Sheet C-5: Detail Sheet 2

Sheet A-101: Basement Plan
Sheet A-102: First Floor Plan
Sheet A-103: Second Floor Plan
Sheet A-201 and A-202: Elevations

Exhibit F: Cover letter from Michael G. Joyce; to Abigail McCabe; RE: Response to Pre-Application Hearing Proposed Expansion – 248 Nahatan Street, Westwood, MA; dated May 6, 2015.

Exhibit G: Light specifications; D-Series LED Bollard; Saturn Cutoff LED Selux; Millenium Finite FNL6 Series – Individual Mount; Collonnade Outdoor Wall fixture.

Exhibit H: Photographs taken by staff on May 6, 2015.

Exhibit I: Memorandum from Town Engineer, Jeffrey Bina, dated May 11, 2015.

Exhibit J: Letter from Michael G. Joyce, RE: Response to DPW review comments for EIDR Application, dated May 12, 2015.

RECORD OF VOTE

The following members of the Planning Board voted on May 12, 2015 to grant limited EIDR Approval for the abovementioned Project: John J. Wiggin, Christopher A. Pfaff, Steven H. Olanoff, Bruce H. Montgomery.

The following members of the Planning Board voted in opposition to EIDR Approval for the abovementioned Project: None.


Abigail McCabe
Town Planner
May 18, 2015