

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
November 18, 2015**

APPLICANT: Nancy Mackenzie
89 Providence Highway, Unit 203
Westwood, MA 02090

PROPERTY OWNER: 89-91 Providence Highway L.P.
858 Washington Street
Dedham, MA 02026

PROPERTY LOCUS: 89-91 Providence Highway
Assessor's Map 17, Lot 57

TOWN CLERK
TOWN OF WESTWOOD
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BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to undertake interior alterations for a personal services establishment for a laser tattoo removal business on the second floor of a multi-tenanted building located at 89-91 Providence Highway, Westwood, MA 02090.

The property is located in the HB (Highway Business) Zoning District and within the WCOD Wireless Communications Overlay District). The proposed personal services establishment facility use is permitted by-right in the HB District pursuant to Section 4.1.5.27 on the Zoning Bylaw. The proposed change of use from office to personal services establishment was subject to Environmental Impact Design Review (EIDR) pursuant to Section 7.3.2.1 of the Westwood Zoning Bylaw.

The proposed interior 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 Section 7.3.6 of the Zoning Bylaw and Section 3.1 of the Planning Board's EIDR Rules and Regulations.

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 October 29, 2015, a complete application was filed by Nancy Mackenzie of Tattoo Undoo, Inc., pursuant to Section 7.3.6 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application").

2. On September 24, 2015 an application for permit to build was filed with the Building Commissioner.
3. On October 22, 2015, the Building Commissioner determined that the proposed alterations were minor in nature, and that the Application would be subject to review and an Administrative Environmental Impact & Design Review (EIDR) approval by the Town Planner pursuant to Section 7.3.6 of the Zoning Bylaw.
4. On October 29, 2015, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
5. The subject property consists of approximately 19,572 SF located at 89-91 Providence Highway and is shown as Map 17, Lot 57 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property"). The property contains a two-story multi-tenanted office building for various commercial uses and twelve (12) off-street parking spaces on-site.
6. The Applicant proposes to undertake alterations to perform interior architectural construction for the purposes of establishing a personal services use for a laser tattoo removal business, known as Tattoo Undoo, Inc., for the ~230 SF tenant space located on the second floor of the multi-tenanted building at 89-91 Providence Highway, Westwood, MA 02090.
7. Available on-site parking is twelve (12) spaces for the building. The proposed parking spaces are sufficient to meet the minimum parking requirements of Section 6.1 of the Westwood Zoning Bylaw (1 required, 12 provided undesignated) for the personal services establishment use.
8. The property is located in the HB (Highway Business) Zoning District, and within the WCOD (Wireless Communications Overlay District). The proposed personal services establishment facility use is permitted by-right in the HB District, subject to Environmental Impact Design Review (EIDR) pursuant to Section 7.3 of the Westwood Zoning Bylaw.
9. The Project 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 7.3.7 of the Westwood Zoning Bylaw.

DECISION

The Town Planner hereby submits an Administrative Environmental Impact and Design Review (EIDR) **Approval** pursuant to Section 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 Planning Office on October 28 and October 29, 2015:

1. Plan set entitled "Tattoo Undoo, 89 Providence Highway, Westwood, MA 02090", prepared by UDA Architects, and dated September 21, 2015, consisting of #2 sheets for the Enlarged Floor Plans and Parking Layout.

2. Application form and Narrative from Nancy Mackenzie, RN, President of Tattoo Undoo Inc., dated October 28, 2015.

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



Abigail McCabe
Town Planner

DATED: November 18, 2015

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