

# TOWN OF WESTWOOD

Commonwealth of Massachusetts



Michael K. Terry, Chairman  
Robert E. Moore, Jr. Vice Chairman  
Robert C. Malster, Secretary  
Henry W. Gale  
Steven H. Olanoff

## PLANNING BOARD

Diane Beecham, Town Planner  
Town Hall 580 High Street Westwood, MA 02090 (781) 326-6450 (781) 329-8030

March 30, 2005

Mr. Joseph Clair, CEO  
Clair International, Inc.  
1575 VFW Parkway  
Boston, MA 02132

RE: 420 Providence Highway

Dear Mr. Clair:

Please find enclosed the Planning Board's Environmental Impact and Design Review Decision approval pursuant to Section 7.3 of the Westwood Zoning Bylaw for the property located at 420 Providence Highway. The decision is effective immediately and a copy has been forwarded to the Building Commissioner as required.

Sincerely,

Diane Beecham  
Town Planner

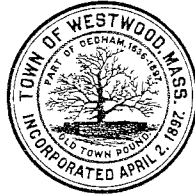
Enclosure

cc: Board of Appeals	Department of Public Works
Board of Assessors	Economic Development Officer
Board of Health	Fire Chief
Board of Selectmen	Police Chief
Building Commissioner	Town Clerk
Conservation Commission	Town Counsel
Dedham-Westwood Water District	Town Engineer

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## DECISION OF THE PLANNING BOARD OF THE TOWN OF WESTWOOD

**APPLICANT:** Clair International Inc.

**PROPERTY  
LOCUS:** 420 Providence Highway  
Assessors' Map 24, Parcel 83

**HEARING:** The Planning Board of the Town of Westwood held a public hearing in accordance with the General Laws of the Commonwealth of Massachusetts on Tuesday, January 11, 2005, continued to February 15, 2005 and continued to March 15, 2005, all in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, to consider the application of Clair International Inc. pursuant to the provisions of Section 7.3 of the Westwood Zoning Bylaw.

## STATEMENT OF FACTS

Clair International Inc. proposes to redevelop the former Fleet Bank Building site at 420 Providence Highway into a Porsche/Audi automotive dealership. The property fronts on Providence Highway, with its northerly and easterly boundary bordering Walper Street and its southerly boundary bordering the Analog Devices property in Norwood. The total lot size is 153,000 square feet. The former Fleet Bank building is approximately 42,000 square feet in size, with a 21,000 square foot footprint. The existing size of the parking lot is approximately 105,000 square feet.

The Applicant proposes to demolish approximately 8,000 square feet of the existing building and reconstruct about 6,500 square feet of new space at the rear of the building, for a total floor area of approximately 40,500 square feet. There will be a total of 145 exterior parking spaces and an

additional 63 display spaces. The plan also provides for the construction of a new building façade. There will also be substantial drainage improvements to the site, including the installation of three stormceptors that will improve the quality of stormwater drainage from the entire parking lot.

The Westwood Board of Appeals granted a Special Permit pursuant to Sections 4.1.5.8, 4.1.5.9 and 4.1.5.10 to allow for this property located in the Highway Business District to be used as for motor vehicle, sales and rental and motor vehicle general and light service repairs, filed with the Town Clerk on January 10, 2005. A special permit pursuant to Section 6.2.17 was also granted by the Board of Appeals on that date to allow for a total of six signs on the property.

## **DECISION OF THE WESTWOOD PLANNING BOARD**

The Planning Board, by a vote of three in favor and none opposed, hereby submits its Impact Decision *approval* pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described in the application therefor dated October 27, 2004 and the following related submissions (together hereinafter referred to as the “Project Plans”) filed with the Planning Board by or on behalf of Clair International Inc:

1. Plan entitled “Clair Audi/Porsche 420 Providence Highway, Westwood, MA ”, prepared by F. Douglas Adams and Associates Architects, 760 Main Street, Unit 3-1, Waltham, MA 02451 and Westcott Site Services, 60 Prospect Street, Waltham, MA 02453, consisting of sixteen (16) sheets:

Sheet entitled “Site Study”, Page X1.1, dated October 25, 2004, prepared by Paul J. Desimone, P.L.S., 38 Coffee Street, Medway, Massachusetts;

Sheet entitled “Existing Conditions Worksheet/Plan 420 Providence Highway Westwood, MA (Norfolk County)”, Page 1, dated July 20, 2004 and revised through February 7, 2005, prepared by Waterman Design Associates, Inc., 31 East Main Street, Westborough, MA 01581;

Sheet entitled “Site Demo & Erosion Control”, Page C1, dated January 5, 2005 and revised through February 28, 2005, prepared by F. Douglas Adams and Associates Architects, Inc., 670 Main Street, Waltham, MA 02451 and Westcott Site Services, 60 Prospect Street, Waltham, MA 02453;

Sheet entitled “Proposed Site Plan-Layout”, Page C2, dated February 15, 2005 and revised through February 28, 2005, prepared by F. Douglas Adams and Associates Architects, Inc., 670 Main Street, Waltham, MA 02451 and Westcott Site Services, 60 Prospect Street, Waltham, MA 02453;

Sheet entitled “Proposed Site Plan-Landscape”, Page C3, dated February 15, 2005 and revised through February 28, 2005, prepared by F. Douglas Adams and Associates

Architects, Inc., 670 Main Street, Waltham, MA 02451 and Westcott Site Services, 60 Prospect Street, Waltham, MA 02453;

Sheet entitled "Grading", Page C4, dated January 5, 2005 and revised through February 28, 2005, prepared by F. Douglas Adams and Associates Architects, Inc., 670 Main Street, Waltham, MA 02451 and Westcott Site Services, 60 Prospect Street, Waltham, MA 02453;

Sheet entitled "Site Utilities", Page C5, dated January 5, 2005 and revised through February 28, 2005, prepared by F. Douglas Adams and Associates Architects, Inc., 670 Main Street, Waltham, MA 02451 and Westcott Site Services, 60 Prospect Street, Waltham, MA 02453;

Sheet entitled "Proposed Site Details", Page C6, dated January 5, 2005 and revised through February 28, 2005, prepared by F. Douglas Adams and Associates Architects, Inc., 670 Main Street,

Untitled sheet of the site lighting plan, dated January 26, 2005, prepared by F. Douglas Adams and Associates Architects, Inc., 670 Main Street, Waltham, MA 02451 and Westcott Site Services, 60 Prospect Street, Waltham, MA 02453;

Sheet entitled "Site After Hours Lighting Plan", Page LT-2, dated October 25, 2004, prepared by F. Douglas Adams and Associates Architects, Inc., 670 Main Street, Waltham, MA 02451 and Westcott Site Services, 60 Prospect Street, Waltham, MA 02453;

Sheet entitled "First Floor Plan", Page A1.1, dated October 14, 2004, prepared by F. Douglas Adams and Associates Architects, Inc., 670 Main Street, Waltham, MA 02451;

Sheet entitled "Second Floor Plan", Page A1.2, dated October 25, 2004, prepared by F. Douglas Adams and Associates Architects, Inc., 670 Main Street, Waltham, MA 02451;

Sheet entitled "Existing Exterior Elevation", Page A2.1, dated October 14, 2004, prepared by F. Douglas Adams and Associates Architects, Inc., 670 Main Street, Waltham, MA 02451;

Sheet entitled "Exterior Elev.", Page A2.2, dated October 14, 2004, prepared by F. Douglas Adams and Associates Architects, Inc., 670 Main Street, Waltham, MA 02451;

Sheet entitled "Exterior Elev.", Page A2.3, dated October 14, 2004, prepared by F. Douglas Adams and Associates Architects, Inc., 670 Main Street, Waltham, MA 02451;

Sheet entitled "Building Sections", Page A3.1, dated October 25, 2004, prepared by F. Douglas Adams and Associates Architects, Inc., 670 Main Street, Waltham, MA 02451;

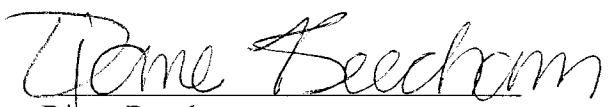
2. Report entitled "Clair Audi/Porsche 420 Providence Highway Drainage Calculations", dated January 11, 2005 and revised through February 29, 2005, prepared by Westcott Site Services, 60 Prospect Street, Waltham, MA 02453;
3. Report entitled "Clair Audi/Porsche Westwood MA Traffic Impact Analysis", dated October 21, 2004 and revised through November 21, 2004, prepared by Westcott Site Services, 60 Prospect Street, Waltham, MA 02453, consisting of three (3) pages;
4. Report entitled "Review of Environmental Impacts & Design Standards for Town of Westwood Planning Review", dated October 25, 2004, prepared by F. Douglas Adams and Associates Architects, 760 Main Street, Unit 3-1, Waltham, MA 02451, consisting of four (4) pages;
5. Decision of the Board of Appeals of the Town of Westwood, Petitioner: Clair International, Inc., Land Affected: 420 Providence Highway, Westwood, Massachusetts, dated and filed with the Town Clerk on January 10, 2005;
6. Correspondence to the Planning Board, dated February 7, 2005, prepared by F. Douglas Adams and Associates Architects, 760 Main Street, Unit 3-1, Waltham, MA 02451, consisting of one (1) page;
7. Correspondence to the Planning Board, dated February 1, 2005, prepared by Westcott Site Services, 60 Prospect Street, Waltham, MA 02453, consisting of three (3) pages;
8. Correspondence to the Planning Board, dated March 1, 2005, prepared by Westcott Site Services, 60 Prospect Street, Waltham, MA 02453, consisting of two (2) pages;
9. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

### **CONDITIONS**

The foregoing approval is issued to the Applicant 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 in all respects, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. The Applicant shall provide additional spot grades in areas as determined by the Town Engineer which shall be shown on the Grading Plan. Based on this additional information, the final grading may need to be adjusted, particularly in the area of the southwesterly corner of the existing building, to ensure that stormwater will be directed away from the building and that there be no pooling within the parking area.

3. The Applicant shall demonstrate that the automobiles to be displayed in the designated "Display Areas" adjacent to the building provide safe and adequate pedestrian access. At no time shall pedestrian movement be impeded by the display automobiles in these areas.
4. The plantings within the landscaped islands shall be located so not to interfere with the four (4) feet of overhang required for each parking space.
5. All non-security lighting shall be turned on no earlier than one-half (½) hour before opening and turned off within one-half (½) hour of closing. The Special Permit granted by the Board of Appeals for this Project requires that the hours of operation for automotive sales not exceed the following times: 8:00 a.m. to 9:00 p.m. Monday through Friday; 8:00 a.m. to 7:00 p.m. Saturday; and 10:00 noon to 6:00 p.m. Sunday. The automotive service hours are 7:00 a.m. to 7:00 p.m. Monday through Saturday.
6. All automobiles must be parked within clearly designated parking spaces.
7. There shall be two (2) inches of mulch placed on all landscaped areas that are not to be loamed and seeded. This shall be included as a notation on the Landscaping Plan.
8. Compliance with the Town Engineer's memorandum to the Planning Board dated March 15, 2005. Said Memorandum is hereby incorporated by reference.
9. The final Project Plans incorporating the conditions herein shall be submitted to the Town Engineer for a final technical review.

  
Diane Beecham  
Town Planner

DATED: March 30, 2005