

TOWN OF WESTWOOD

Commonwealth of Massachusetts

Robert C. Malster, Chairman
Steven H. Olanoff, Vice Chairman
Robert E. Moore, Jr., Secretary
George A. Nedder
Bruce H. Montgomery



2007 JAN 18 AM 9:08

TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

DECISION OF THE PLANNING BOARD OF THE TOWN OF WESTWOOD

APPLICANT

fOWNER:

Romanow, Inc., d/b/a Romanow Container
346 University Avenue, LLC
346 University Avenue
Westwood, MA 02090

PROPERTY

LOCUS:

346 University Avenue
Town of Westwood Assessors' Map 38, Parcels 008, 009 and 010

PROJECT SUMMARY

Romanow Container proposes to construct a 67,300 square foot addition to its existing 145,320 square foot industrial building located at 346 University Avenue. The building expansion will provide for additional warehouse space, to be used in a manner consistent with the facility's current use as a manufacturer of corrugated boxes and other corrugated materials. The current driveway and parking area are proposed to remain as presently configured, with minimal modifications to accommodate loading docks on the new addition. A portion of the project site is located within two (2) Zone I wellhead protection areas. A special permit pursuant to Section 6.1.8 of the Zoning Bylaw [Reduction of Required Minimum Number of Parking Spaces] was granted so that the Applicant was not required to stripe or line the additional 75 parking spaces needed to meet the required minimum number of 143 parking spaces on the project site. The total number of marked parking spaces will instead remain at 68 spaces.

The Planning Board's review of this Project was limited to site plan review pursuant to Section 7.3 of the Bylaw. Water supply protection, wetlands and similar environmental issues are to be considered pursuant to Section 9.3, the Water Resource Protection District and M.G.L. Chapter 131, § 40, the Wetland Protection Act and Article 18 of the General Bylaws, Wetlands Protection Bylaw.

DECISION OF THE WESTWOOD PLANNING BOARD

The Planning Board, by a vote of five in favor and none opposed, hereby submits its 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 dated October

19, 2006 and subsequent revisions, and the following related submissions filed with the Planning Board by or on behalf of Romanow, Inc., d/b/a Romanow Container:

1. Plan entitled "Romanow Container Corp. Building Addition in Westwood, Massachusetts (Norfolk County)", dated September 18, 2006, prepared by Beals and Thomas, Inc., Reservoir Corporate Center, 144 Turnpike Road, Southborough, Massachusetts 01772 (Civil Engineer/Surveyor and Landscape Architect); Planners Designers Architects, Inc., 16 Huron Drive, Natick, Massachusetts 01760 (Architect) and consisting of the following eight (8) sheets;

Sheet C1, Topographic Plan, dated October 12, 2006;
Sheet C2, Layout, Grading and Utility Plan, dated October 12, 2006;
Sheet C3, Notes, Legend and Site Details, dated September 18, 2006;
Sheet C4, Site Details, dated September 18, 2006;
Sheet EXH, Parking Striping Exhibit, dated October 16, 2006;
Sheet A1, Floor Plan, dated November 29, 2005 and revised through October 16, 2006;
Sheet A2, Elevations, dated November 29, 2005 and revised through October 16, 2006;
Sheet E1, Photometric Site Plan, dated October 12, 2006;
2. Report of application materials entitled "Romanow, Inc. d/b/a Romanow Container 346 University Avenue, Westwood, Massachusetts, Application to Planning Board, Special Permit and Site Plan Review", dated October 19, 2006, prepared by Michael M.T. Romanow, Esquire, Romanow and Romanow, 190 North Main Street, Natick, Massachusetts 01760;
3. Memorandum to Diane Beecham, Town Planner Re: Romanow, Inc. d/b/a Romanow Container ("Romanow") 346 University Avenue, Westwood, Massachusetts 02090 (the "Property"), Site Plan Review—Building Addition, dated December 7, 2006, prepared by Michael M.T. Romanow, Esquire, Romanow and Romanow, 190 North Main Street, Natick, Massachusetts 01760, consisting of four (4) pages;
4. Technical Memorandum to Westwood Planning Board Attention: Mr. Rob, Malster, Chairman, dated December 19, 2006, prepared by John R. Bertorelli, P.E., P.L.S., Town Engineer, consisting of two (2) pages;
5. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

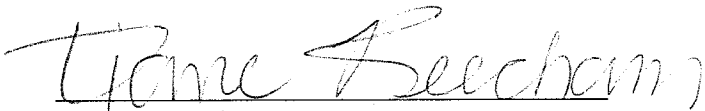
CONDITIONS

The foregoing approval is issued to the Applicant for the aforementioned Project 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 final Project Plans in all respects, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. The minimum number of required striped or lined parking spaces as set forth in the Table of Parking Requirements shall be provided on the Project Site if there is a change of use or in the intensity or character of use that results in an increased parking need, as

determined by the Planning Board. This condition shall be included as a note on the Project Plans.

3. The Applicant shall provide at least the minimum required number of handicapped spaces as required by the State Building Code, based on the current number of sixty-eight (68) striped parking spaces.
4. All catch basin hoods shall be inspected to ensure that they are fitted and operating properly. All catch basins shall be inspected and vacuum cleaned on an annual basis.
5. The manufacturer specifications for the Grasscrete Fire Lane shall be reviewed and approved by the Fire Chief.
6. All wall-mounted lighting fixtures attached to the building expansion shall be mounted no higher than fifteen (15) feet above grade as required by Section 6.4.6 of the Bylaw.
7. The Applicant shall comply with all provisions of the Special Permit granted to the Applicant with respect to this Property, dated January 9, 2007, to reduce the required minimum number of parking spaces pursuant to Section 6.1.8 of the Westwood Zoning Bylaw.
8. This Environmental Impact and Design Review approval shall lapse within a specified period of time, not more than two (2) years, which shall not include such time required to pursue or await the determination of an appeal referred to in Chapter 40A § 17, from the grant thereof, if a substantial use thereof has not sooner commenced except for good cause or, in the case of permit for construction, if construction has not begun within the specified period of time except for good cause. Prior to the expiration of the Environmental Impact and Design Review approval, the Applicant may apply for an extension of this approval for a period not to exceed one (1) year if the substantial construction or use thereof has not commenced for good cause.



Diane Beecham
Town Planner

DATE: January 16, 2007