

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Steven M. Rafsky, Chairman
Steven H. Olanoff, Vice Chairman
John J. Wiggin, Secretary
Bruce H. Montgomery
Carol E. Chafetz



2010 OCT 18 A 9 18

Nora Loughnane, Town Planner
Janice Barba, Land Use Assistant

TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

DECISION OF THE PLANNING BOARD
ENVIRONMENTAL IMPACT AND DESIGN REVIEW

APPLICANT: St. Margaret Mary Parish

PROPERTY OWNER: Archdiocese of Boston

PROPERTY LOCUS: 837 High Street
Assessor's Map 21, Lot 44

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to construct a new 99-car parking lot adjacent to an existing parking area at 837 High Street. The property is located in the Single Residence C (SRC) zoning district. A parking lot is permitted in association with the exempt use of land or structures for religious purposes in this district, subject to limited Environmental Impact Design Review (EIDR) of an exempt use under Section 7.3.3 [Exempt Uses] of the Westwood Zoning Bylaw.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicant and its representatives; 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:

PROCEDURAL FINDINGS:

1. On September 17, 2009, an application was filed by St. Margaret Mary's Parish pursuant to Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application").

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Certificate of Vote - Limited EIDR of Exempt Use
St. Margaret Mary's Parish Parking Lot - 837 High Street
October 12, 2010

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 September 24, 2009 and on October 1, 2009. Notice of the public hearing was posted in the Westwood Town Hall commencing on September 18, 2009 until the opening of the public hearing on October 13, 2009. Said notice of the public hearing was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on September 21, 2009.
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, Economic Development Officer, Fire Chief, Police Chief and Town Engineer.
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Sections 9 and 11, the public hearing on the Application commenced on October 13, 2009, continued to November 24, 2009, continued to January 26, 2010, continued to May 25, 2010, continued to July 13, 2010, and continued to August 10, 2010, on which date the Planning Board closed the public hearing. All sessions of said hearing were held in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts.
5. Westwood Planning Board members Steven M. Rafsky, Steven H. Olanoff, John J. Wiggin and Bruce H. Montgomery were present for all public hearings at which testimony was taken.
6. Westwood Planning Board members Steven M. Rafsky, Steven H. Olanoff, John J. Wiggin and Bruce H. Montgomery deliberated on the Application at a duly authorized meeting on August 10, 2010.

PROJECT FINDINGS:

1. The subject property consists of approximately 4.85 acres located at 837 High Street and is shown as Map 21, Lot 44 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. The Applicant proposes to construct a new 99-car parking lot adjacent to an existing parking area at 837 High Street.
3. The proposed parish parking lot has been determined by the Building Inspector to constitute an exempt use of land or structures for religious purposes under MGL Chapter 40A, Section 3.

4. The Project Site is located within the Single Residence C (SRC) zoning district. A parking lot is permitted in association with the exempt use of land or structures for religious purposes in this district, subject to limited EIDR of an exempt use under Section 7.3 of the Westwood Zoning Bylaw.
5. The Project, as modified by the conditions of this decision, is consistent with all applicable standards under Section 7.3.7 [Environmental Impact and Design Standards] of the Westwood Zoning Bylaw.
6. The Project, as modified by the conditions of this decision, will provide for safe and effective vehicular and pedestrian circulation into and through the project site.
7. The Project, as modified by the conditions of this decision, will not present a public safety hazard to the Town, or the surrounding residential properties.
8. 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 residential properties, and will be consistent with all applicable standards set forth in Section 7.3.7 of the Westwood Zoning Bylaw.

DECISION

The Planning Board, by a vote of four in favor and none opposed, hereby submits its Limited Environmental Impact and Design Review **Approval** of an Exempt Use pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor dated and filed in the office of the Town Clerk on September 17, 2009, and the following related submissions filed with the Planning Board by or on behalf of the Applicants:

1. Plan entitled "Proposed 'Parking Improvements', Saint Margaret Mary Parish, Westwood, Massachusetts", prepared by Danena Engineering Associates, P.O. Box 387, North Easton, MA, consisting of the following five (5) sheets:

Title Page, dated June 14, 2009, and revised through July 25, 2010;

Sheet 1 of 4 entitled "Existing Conditions Plan", dated January 28, 2009;

Sheet 2 of 4 entitled "Proposed Parking Plan", dated January 28, 2009 and revised through July 25, 2010;

Sheet 3 of 4 entitled "Detail Sheet 1", dated May 27, 2009 and revised through July 25, 2010; and

Sheet 4 of 4 entitled "Detail Sheet 2", dated May 27, 2009 and revised through July 25, 2010;

2. Letter to Westwood Planning Board, from Robert Murphy, Danena Engineering Associates, re: Parking Improvements, St. Margaret Mary Church, dated September 17, 2009, consisting of one (1) page;
3. Electronic communication to Nora Loughnane, Town Planner, from Chris McKeown, Economic Development Officer, re: St. Margaret Mary's Parking Lot Expansion, dated September 25, 2009, consisting of one (1) page;
4. Electronic communication to Nora Loughnane, Town Planner, from Sgt. Paul Sicard, Safety Officer, re: St. Margaret Marys, dated September 29, 2009, consisting of one (1) page;
5. Memorandum to Nora Loughnane, Town Planner, from Linda R. Shea, REHS/RS, Health Director, re: Site Plan Review pursuant to Section 7.3 (Environmental Impact and Design Review) of the Westwood Zoning Bylaw regarding an application filed by St. Margaret Mary Parish for the construction of an additional 99-car parking lot at 837 High Street, dated September 29, 2009, consisting of one (1) page;
6. Memorandum to Steven H. Olanoff, Chairman, from John Bertorelli, PE, PLS, Town Engineer, re: Expansion of parking at St. Margaret Mary Church - 837 High Street, dated October 13, 2009, consisting of one (1) page;
7. Letter to Westwood Planning Board, from Robert Murphy, Danena Engineering Associates, re: Parking Improvements, St. Margaret Mary Church, dated October 12, 2009, consisting of one (1) page;
8. Letter to Westwood Planning Board, from Robert Murphy, Danena Engineering Associates, re: Parking Improvements, St. Margaret Mary Church, dated November 17, 2009, consisting of one (1) page;
9. Letter to Westwood Planning Board, from Robert Murphy, Danena Engineering Associates, re: Parking Improvements, St. Margaret Mary Church, dated January 25, 2010, consisting of one (1) page;
10. Letter to Nora Loughnane, Westwood Planning Board, from Robert Murphy, Danena Engineering Associates, re: St. Margaret Mary Church - 837 High Street, dated July 12, 2010, consisting of one (1) page;
11. Letter to Westwood Planning Board, from Jeffrey J. Bina, P.E., Town Engineer, re: Expansion of parking at St. Margaret Mary Church - 837 High Street, Plan set revised to July 25, 2010, dated August 9, 2010, consisting of one (1) page with two (2) page attachment;
12. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

WAIVERS

The following waivers are hereby granted by the Planning Board in accordance with Section 7.3.3 of the Westwood Zoning Bylaw:

1. Waiver of submission of an exterior lighting plan under Section 7.3.6.2 of the Westwood Zoning Bylaw;
2. Waiver of submission of traffic study under Section 7.3.6.3 of the Westwood Zoning Bylaw;
3. Waiver of submission of photographs under Section 7.3.6.5 of the Westwood Zoning Bylaw;
4. Waiver of model submission required under Section 7.3.6.7 of the Westwood Zoning Bylaw.
5. Waiver of administrative and technical review fees under Section 7.3.12 of the Westwood Zoning Bylaw;

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 Project Plans, and with all conditions of prior approvals, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity;
2. The Applicant shall submit a revised plan including the following:
 - a. Plan note labeling the crushed stone infiltration trench in the middle of parking lot;
 - b. Three (3) fifteen (15) foot high light poles supporting a total of six (6) light fixtures;
 - c. sidewalk connecting the grades of the proposed 99-car parking lot and the existing lane parking area;
 - d. painted crosswalk extending from the above-referenced sidewalk to the existing walkway near the southwest corner of the church;
 - e. painted pedestrian aisle along the south side of the driveway entrance from the existing lane parking area to the proposed 99-car parking lot;

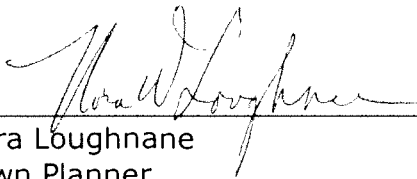
3. The Applicant shall ensure that snow removal is performed in such a manner that no snow or ice is deposited on or near the crushed stone infiltration trench, and that such trench is maintained as necessary to ensure proper drainage;
4. The Applicant shall diligently pursue the development and acceptance of all necessary cross easements between the town and the property owner for the use of the cemetery road;
5. The Applicant shall obtain all necessary approvals from the Westwood Conservation Commission.

RECORD OF VOTE

The following members of the Planning Board voted to grant limited EIDR Approval of an exempt use for the abovementioned Project: Ch. S. Rafsky, J. Wiggin, S. Olanoff and B. Montgomery.

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

The following members of the Planning Board abstained from voting on the limited EIDR Approval of an exempt use for the abovementioned Project: C. Chafetz.



Nora Loughnane
Town Planner

DATED: October 12, 2010