

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

Steven M. Rafsky, Chairman  
Steven H. Olanoff, Vice Chairman  
John J. Wiggin, Secretary  
Christopher A. Pfaff  
Bruce H. Montgomery



Nora Loughnane, Town Planner  
[nloughnane@townhall.westwood.ma.us](mailto:nloughnane@townhall.westwood.ma.us)  
(781) 251-2581

Janice Barba, Planning & Land Use  
Specialist  
[jbarba@townhall.westwood.ma.us](mailto:jbarba@townhall.westwood.ma.us)  
781-320-1366

**PLANNING BOARD**

**NOTICE OF DECISION**

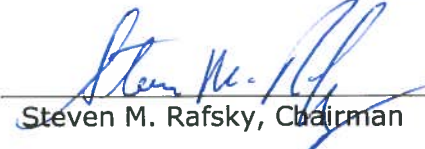
In compliance with Chapter 40A of the General Laws of the Commonwealth of Massachusetts, you are hereby notified that the Westwood Planning Board has, by a vote of five in favor and none opposed, voted to **grant** the application of the Town of Westwood, dated January 26, 2015 and filed in the Office of the Town Clerk on January 29, 2015, requesting a Planning Board Special Permit pursuant to Section 9.5 of the Westwood Zoning Bylaw, Flexible Multiple Use Overlay District (FMUOD), to permit the demolition and reconstruction of Fire Station 2, and the demolition of an existing tennis court, along with associated alterations to the DPW equipment shed, parking facilities, and landscaped areas at 300 Washington Street.


**LAND AFFECTED:** 300 Washington Street  
Assessors' Map 23, Lot 215

The Planning Board hereby certifies that attached hereto is a true and complete copy of the Board's decision and that said decision and any plans referred to therein have been filed with the Planning Board.

Appeals, if any, shall be made pursuant to Section 17 of said M.G.L. Chapter 40A and shall be filed within twenty (20) days after the filing of a copy of the decision in the office of the Town Clerk.

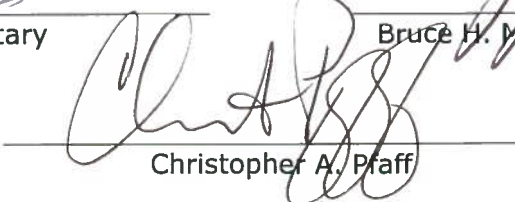
**WESTWOOD PLANNING BOARD**

  
\_\_\_\_\_  
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\_\_\_\_\_  
Steven H. Olanoff, Vice Chairman

  
\_\_\_\_\_  
John J. Wiggin, Secretary

  
\_\_\_\_\_  
Bruce H. Montgomery

  
\_\_\_\_\_  
Christopher A. Pfaff

Dated: 3/10/15

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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**WESTWOOD PLANNING BOARD**

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Steven H. Olanoff, Vice Chairman

\_\_\_\_\_  
John J. Wiggin, Secretary

\_\_\_\_\_  
Bruce H. Montgomery

\_\_\_\_\_  
Christopher A. Pfaff

Dated: \_\_\_\_\_

**DECISION OF THE PLANNING BOARD  
FMUOD SPECIAL PERMIT**

**APPLICANT:** Town of Westwood  
580 High Street  
Westwood, MA 02090

**PROPERTY OWNER:** Town of Westwood  
580 High Street  
Westwood, MA 02090

**PROPERTY LOCUS:** 300 Washington Street  
Assessor's Map 23, Lot 215

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to demolish the existing 4,000 sq. ft. ± Fire Station 2, to demolish an existing tennis court, to construct a new 12,000 sq. ft. ± Fire Station 2, to make alterations to the existing DPW equipment shed to allow for its use as a temporary fire station, and to make alterations to parking facilities and landscaped areas at 300 Washington Street. The existing and proposed facilities are permitted as municipal uses in the Local Business B (LBB) District, and alterations are allowed with special permit approval pursuant to Section 9.5 of the Westwood Zoning Bylaw [Flexible Multiple Use Overlay District (FMUOD)].

**STATEMENT OF FINDINGS**

After having reviewed all the plans and reports filed by the Applicants and their 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:

**PROCEDURAL FINDINGS:**

1. On January 29, 2015, an application was filed by or on behalf of the Town of Westwood (hereinafter "Applicant") pursuant to Section 9.5 [Flexible Multiple Use Overlay District (FMUOD)] 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 February 5, 2015, and again on February 12, 2015. Notice of the public hearing was posted in the Westwood Town Hall commencing on February 4, 2015, and continuing through the opening of the public hearing on February 24, 2015. 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 February 6, 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, Economic Development Officer, Fire Chief, Police Chief and Town Engineer on February 6, 2015.
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Sections 9 and 11, the public hearing on the Application was held on February 24, 2015 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, Christopher A. Pfaff, and Bruce H. Montgomery, were present for the public hearing and all deliberated and voted on the Application at a duly authorized meeting on February 24, 2015.

#### **PROJECT FINDINGS:**

1. The subject property consists of approximately 4.440 acres, located at 300 Washington Street and is shown as Map 23, Lot 215 on the Westwood Board of Assessors' Map (hereinafter "Project Site").
2. The Project Site is within the Local Business B (LBB) District as shown on the Town of Westwood Official Zoning Map. The existing and proposed facilities are permitted as municipal uses in the Local Business B (LBB) District, and alterations are allowed with special permit approval pursuant to Section 9.5 of the Westwood Zoning Bylaw [Flexible Multiple Use Overlay District (FMUOD)].
3. The Applicant proposes to demolish the existing 4,000 sq. ft. +/- Fire Station 2, to demolish an existing tennis court, to construct a new 12,000 sq. ft. +/- Fire Station 2, to make alterations to the existing DPW equipment shed to allow for its use as a temporary fire station, and to make alterations to parking facilities and landscaped areas at 300 Washington Street. (hereinafter "Project").
4. The Applicant has satisfactorily demonstrated that the Project, as modified by conditions herein, will be consistent with the requirements and standards set forth in Section 9.5 of the Westwood Zoning Bylaw, and that the beneficial effects of the Project, as modified by conditions herein, will outweigh any adverse impacts on the Town or the neighborhood, in view of the particular characteristics of the site, and of the Project in relation to that site, and that the proposed uses allowed are in harmony with the general purpose and intent of this Section.

#### **WAIVERS**

The Planning Board considered requests for the specific waivers listed below, and determined that such waivers will result in a substantially improved project, and that such project will otherwise meet the performance and design standards set forth in Section 9.5, 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 Section 9.5 of the Zoning Bylaw. The following waivers are hereby granted by the Planning Board:

1. Waiver of Project Fees required pursuant to Section 3.0 of the Planning Board's Rules and Regulations for Flexible Multiple Use Overlay District (FMUOD).

2. Waiver of maximum building height required pursuant to Section 9.5.9.3 of the Westwood Zoning Bylaw, as permitted under Section 9.5.12 of the Zoning Bylaw.

## DECISION

The Planning Board has evaluated the application in relation to the above findings and to the standards in Section 9.5 of the Westwood Zoning Bylaw and finds that the Project, as designed, would not produce a substantial adverse impact upon the character of the surrounding area. As the Special Permit Granting Authority, the Planning Board, by a vote of five in favor, and none opposed, hereby **grants** a special permit pursuant to Section 9.5 of the Westwood Zoning Bylaw for the Project as described in the application therefor dated January 26, 2015, and filed in the Office of the Town Clerk and the Planning Office on January 29, 2015, and the following related submissions filed with the Planning Board by or on behalf of the Applicants and other interested parties. The Application and all of the submissions cited in this decision are incorporated herein by reference and made a part hereof:

1. Plan entitled "Westwood Public Safety, D&W Project #4-676, 300 Washington Street, Westwood, MA 02090", prepared by Dore & Whittier Architects, Inc., 260 Merrimac Street, Building 7, 2<sup>nd</sup> Floor, Newburyport, MA 01950, dated January 27, 2015, consisting of the following twenty-seven (27) sheets:

Cover Sheet	Title Page
Sheet V1.0	Existing Conditions Survey;
Sheet C0.1	Legend and General Notes;
Sheet C1.0	Demolition Plan;
Sheet C2.0	Site Improvements Plan;
Sheet C3.0	Grading Plan;
Sheet C4.0	Drainage Plan;
Sheet C5.0	Utility Plan;
Sheet C6.1	Site Details 1;
Sheet C6.2	Site Details 2;
Sheet C6.3	Site Details 3;
Sheet C6.4	Site Details 4;
Sheet C6.5	Site Details 5;
Sheet C6.6	Site Details 6;
Sheet C6.7	Site Details 7;
Sheet L1.00	Materials and Planting Plans;
Sheet L2.10	Site Details;
Sheet L2.20	Site Details;
Sheet L2.30	Site Details;
Sheet L2.40	Site Details;
Sheet A1.10	Level 1 Overall Plan;
Sheet A1.20	Level 2 Overall Plan;
Sheet A3.10	Roof Plan;
Sheet A4.10	Exterior Elevations;
Sheet A4.11	Exterior Elevations;
Sheet E0.03	Electrical Site Plan;
Sheet LC.1	Site Lighting Layout & Illumination Values.

2. Report entitled "Fire Station #2 – Westwood Public Safety, Flexible Multiple Use Overlay District Application for Special Permit, 300 Washington Street, Westwood, Massachusetts", prepared by Pare Corporation, Pare Corporation, 8 Blackstone Valley Place, Lincoln, Rhode Island 02865, dated January 27, 2015, consisting of twenty-five (25) pages.
3. Report entitled "Stormwater Report, Fire Station #2 – Westwood Public Safety, Westwood, Massachusetts", prepared by Pare Corporation, Pare Corporation, 8 Blackstone Valley Place, Lincoln, Rhode Island 02865, dated January 27, 2015, consisting of one hundred and one (101) pages.
4. Report entitled "Traffic Impact Analysis for the Fire Station #2 – Westwood Public Safety, Westwood, Massachusetts", prepared by Pare Corporation, 8 Blackstone Valley Place, Lincoln, Rhode Island 02865, dated January 28, 2015, consisting of seventy-three (73) pages.
5. Letter from Andrew J. Chagnon, P.E., Vice president, pare Corporation, to Town of Westwood Planning Board, dated February 23, 2015, consisting of two (2) pages.
6. Memorandum to Nora Loughnane, Town Planner, from Sgt. Paul R. Sicard, re: Fire Station 2, dated February 13, 2015, consisting of two (2) pages.
7. Memorandum to Nora Loughnane, Town Planner, from Linda R. Shea, REHS/RS, Health Director re: Application for Flexible Multiple Use Overlay District (FMUOD) Special Permit, pursuant to Section 9.5 of the Zoning Bylaw filed by the Town of Westwood, at 300 Washington Street. Land Affected: Assessor's Map 23, Lot 215, dated February 20, 2015, consisting of one (1) page.
8. Electronic communication from Marc Gabriel, PE, CPESC, Senior Project Engineer, Pare Corporation, to Nora Loughnane, Town Planner, re: 300 Washington Street – FS2 review memo, dated February 23, 2015, 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 for the aforementioned Project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

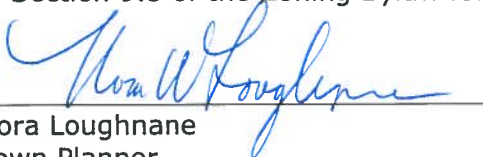
1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans in all respects, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. The Applicant shall submit revised plans and elevations related to the proposed emergency radio communications facility for review and approval by the Planning Board.
3. The Applicant shall provide copy of pest inspection prior to demolition of the existing building.
4. The Applicant shall provide a copy of an asbestos survey conducted in compliance with DEP regulation prior to demolition.
5. The Applicant shall ensure that construction dumpsters and portable toilets used on the building site are provided by companies licensed by the Board of Health.

6. The Applicant shall ensure that the temporary trailer is connected to Dedham Westwood water and municipal sewer.
7. The Applicant shall ensure that the Board of Health sharps collection box is removed from the site prior to demolition.
8. The Applicant shall ensure that the existing irrigation well is decommissioned in accordance with Board of Health Private Well Regulation.
9. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction, and shall be delivered to and reviewed by all contractors and subcontractors, and shall be incorporated into each contract and subcontract associated with the Project.
10. The Special Permits shall not take effect until a copy of the Decision, bearing the certification of the Town Clerk that twenty (20) days have elapsed after the filing of the decision and either that no appeal has been filed within such time or that if such appeal has been filed that it has been dismissed or denied, is recorded in the Norfolk County Registry of Deeds and indexed under the name of the property owner of record and parcel address.
11. The Special Permits 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 Special Permits, the Applicant may apply for an extension of the Special Permits for a period not to exceed one (1) year if the substantial construction or use thereof has not commenced for good cause.
12. The Applicant shall provide one (1) original paper, and one (1) certified electronic copy 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 structures and utilities 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.
13. Any alterations, modifications, deletions or amendments to these Special Permits shall be done in accordance with the requirements of M.G.L. Chapter 40A § 9.

#### **RECORD OF VOTE**

The following members of the Planning Board voted to **grant** a FMUOD Special Permit pursuant to Section 9.5 of the Zoning Bylaw for the abovementioned Project: John J. Wiggin, Steven H. Olanoff, Bruce H. Montgomery, Christopher A. Pfaff and Steven M. Rafsky.

The following members of the Planning Board voted in opposition to a FMUOD Special Permit pursuant to Section 9.5 of the Zoning Bylaw for the abovementioned Project: None.



Nora Loughnane  
Town Planner

DATED: March 10, 2015