

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**DECISION OF THE PLANNING BOARD
ENVIRONMENTAL IMPACT AND DESIGN REVIEW**

APPLICANT:	Town of Westwood
APPLICANT'S REPRESENTATIVE:	Pare Corporation
PROPERTY OWNER:	Town of Westwood
PROPERTY LOCUS:	580 High Street (Assessor's Map 14, Lot 071) 582 High Street (Assessor's Map 14, Lot 070) 590 High Street (Assessor's Map 14, Lot 072) 72 Deerfield Avenue (Assessor's Map 14, 094) 90 Deerfield Avenue (Assessor's Map 14, Lot 095)

TOWN CLERK
TOWN OF WESTWOOD

2015 NOV -5 P 5: 01

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to demolish the existing Westwood Police Station headquarters building and the fuel station located at 590 High Street, and to demolish the Girl Scout House located at 582 High Street to construct a new ~19,400 GSF two-story building with a one-story wing in the back with on-site parking and landscaping improvements at 580, 582, 590 High Street, and parking lot improvements at 90 Deerfield Avenue.

The 580, 582, 590 High Street and 72 Deerfield Avenue properties are located in the SRC (Single-Residence C) and the USROD (Upper Story Residential Overlay District) zoning district, 90 Deerfield Avenue is in the SRE (Single-Residence E) zoning district and all five parcels are in the Water Resource Protection Overlay District. The proposed municipal facilities use and accessory parking is permitted by-right in the SRC and SRE zones. The exterior construction and expansion of the police station and the parking lot reconfiguration and expansion were subject to Environmental Impact and Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicant and its 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, commissions, departments with the Town of

Westwood, members of the public, and from all other interested parties, the Town of Westwood Planning Board makes the following procedural findings and project findings:

Procedural Findings:

1. On August 14, 2015, an Environmental Impact and Design Review (EIDR) application was filed by or on behalf of Town of Westwood (hereinafter referred to as the "Applicant") with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application") pursuant to M.G.L. Chapter 41, Section 81, and the Rules and Regulations Governing the Subdivision of Land in Westwood, last amended on July 10, 2012.
2. Pursuant to M.G.L. Chapter 41, Sections 81kK through 81GG (hereinafter "Subdivision Control Law"), and the applicable provisions of the 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 August 28, 2015 and again on September 4, 2015. Notice of the public hearing was posted in the Westwood Town Hall in the office of the Town Clerk on August 24, 2015 and continuing through the opening of the public hearing on September 15, 2015. Said notice of the public hearing was mailed postage prepaid to the applicant, property owner, and all abutters as prescribed in the Subdivision Control Law on August 27, 2015.
3. The Planning Board provided copies of the Application to other 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, Town Engineer, Police Chief, Fire Chief, and the Dedham Westwood Water District on August 24, 2015.
4. After notice and publication was provided pursuant to the applicable provisions of the Zoning Bylaw and the Board's Rules and Regulations, the public hearing on the Application commenced on September 15, 2015, in the Community Meeting Room at the Public Library at 660 High Street in Westwood, MA 02090, and was continued to October 6, 2015 in the Champagne Meeting Room at 50 Carby Street, Westwood, MA 02090, and the hearing was further continued to October 20, 2015 and November 3, 2015.
5. Westwood Planning Board members Trevor W. Laubenstein, Bruce H. Montgomery, Christopher A. Pfaff, Steven H. Olanoff, and John J. Wiggin were present for all public hearings at which testimony was taken.
6. Westwood Planning Board members Trevor W. Laubenstein, Bruce H. Montgomery, Christopher A. Pfaff, Steven H. Olanoff, and John J. Wiggin deliberated on the Application at duly authorized meeting on October 20, 2015.

Project Findings:

1. The subject property (hereinafter "Project Site") consists of five (5) parcels of land shown on the Westwood Board of Assessors' Map as 14, Lots 70, 71, 72, 94, and 95 also known as 580, 582, 590 High Street and 72 and 90 Deerfield Avenue.

2. Presently on the project site are the Town Hall, Police Headquarters and fueling station, American Legion Building, Girl Scout House, and associated parking, landscaping, and utilities.
3. The Applicant proposes to construct a ~19,400 GSF Police Headquarters building with parking, appurtenant utilities and landscaping improvements at 590 High Street, parking lot alterations and roadway changes at 90 Deerfield Avenue, parking lot expansion, landscaping, and pedestrian improvements at 580-590 High Street and 72 Deerfield Avenue associated with the Deerfield Avenue Extension. The proposed new building will consist of booking processing and prisoner areas, a training classroom, patrol room, and dispatch area on the first floor. The second floor will have the administrative offices, locker rooms, and a conference room. The project includes the construction of 91 parking spaces for the Town Hall and Police Headquarters site as well as 35 parking spaces on the American Legion lot, and eight (8) additional parking spaces on the north side of Deerfield Avenue Extension on 72 Deerfield Avenue's property. An open-air plaza is proposed south of the Town Hall to create an area for public use and an accessible ramp is on the north side of the Town Hall (hereinafter "Development").
4. The Board found that the Development, as modified by the conditions of this Decision, will not present a public safety hazard to the town, or the surrounding residential properties.

WAIVERS:

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

1. Waiver from the application filing fee.
2. Waiver of submission of a presentation model under Section 7.3.7.7 of the Westwood Zoning Bylaw.

DECISION:

The Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a vote of five (5) in favor and none (0) opposed, hereby **grants** 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 filed in the office of the Town Clerk on August 14, 2015 and as shown on the plans entitled "Westwood Police Department, 590 High Street, Westwood, MA 02090", prepared by Pare Corporation and Dore & Whittier, consisting of 15 sheets, dated August 13, 2015, revised October 1, 2015 and last revised October 15, 2015, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

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. A final plan set shall be submitted to the Planning Department including the final revised Sidewalk Revision Fig. 1 sheet showing the revisions to the sidewalks and sidewalk ramp in the parking lot behind the Town Hall and Police Headquarters building, and landscape screening along Westwood Glen and the new parking area behind Town Hall at 580 High Street to screen the parking spaces area from residential properties on Westwood Glen Road.
3. The final design for the landscape irrigation system shall be submitted to the Town Engineer and Town Planner for approval prior to the final certificate of occupancy.
4. A final Operation and Maintenance Plan for fuel deliveries and spill containment shall be submitted to the Town Planner and Town Engineer for approval prior to the final certificate of occupancy.
5. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or agency of the Town of Westwood or other regulatory agency of the Commonwealth or the Federal government, the Applicant shall make an appropriate application for the same. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A § 9 and all applicable Planning Board rules and regulations.
6. Prior to demolition of any existing structure [the Police Station and the Girl Scout House] on the Property, the Applicant shall hire a pest control company to inspect the premises for rodents and/or wildlife, and to exterminate if necessary, and shall provide a copy of the invoice and the inspection report to the Health Department.
7. Prior to demolition, the Applicant shall provide an asbestos survey for the Police Station and Girl Scout House in compliance with the Department of Environmental Protection Asbestos Regulations.
8. The portable toilet company and the waste company providing the construction dumpster shall be licensed by the Westwood Board of Health.
9. The dumpster for Police Headquarters shall be screened from view in compliance with the Board of Health Regulations.
10. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
11. The Applicant shall provide one (1) original and three (3) certified copies 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 driveways,

parking areas, sidewalks, storm drains, sewer mains, water mains and their appurtenances 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.

12. Any alterations, modifications, deletions or amendments to the EIDR Approval shall be done in accordance with the requirements of M.G.L. Chapter 40A § 9.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Planning Office and the Office of the Town Clerk on August 14, 2015 and the following material associated with this application.


1. Application for Definitive Subdivision Plan and project narrative; prepared by Andrew J. Chagnon of Pare Corporation on behalf of Town of Westwood, dated August 13, 2015; received as complete by the Planning and Town Clerk on August 14, 2015.
2. Application for Environmental Impact & Design Review (EIDR) and project narrative; prepared by Andrew J. Chagnon of Pare Corporation on behalf of Town of Westwood, dated August 13, 2015; received as complete by the Planning and Town Clerk on August 14, 2015.
3. Plans entitled "Definitive Subdivision Plan Deerfield Avenue Extension, 590 High Street, Westwood, Massachusetts", dated August 2015 consisting of three (3) sheets; Cover Sheet, Definitive Subdivision Plan by Feldman Land Surveyors, and Definitive Subdivision Plan; prepared by Pare Corporation for Town of Westwood; received on August 14, 2015.
4. Application authorization letter from Patricia A. Parcellin, CEO Girl Scouts of Eastern Massachusetts, to Christopher Pfaff, Chairman, RE: Applications for Definitive Subdivision and Environmental Impact & Design Review Involving AP 14, Lot 70, dated August 31, 2015.
5. Application authorization letter from Richard D. Paster Commander of American Legion Post No. 320, RE: Applications for Definitive Subdivision and Environmental Impact & Design Review Involving AP 14, Lot 95, dated August 18, 2015.
6. Revised plan narrative to Westwood Planning Board, from Pare Corporation, dated September 9, 2015.
7. Revised plans entitled "Definitive Subdivision Plan Deerfield Avenue Extension, 590 High Street, Westwood, Massachusetts", dated August 2015 and revised on September 9, 2015, and October 1, 2015 consisting of four (4) sheets; Cover Sheet, Definitive Subdivision Plan by Feldman Land Surveyors, and Definitive Subdivision Plan; prepared by Pare Corporation for Town of Westwood.
8. Plans filed for the Environmental Impact and Design Review application entitled "Westwood Police Department, 590 High Street, Westwood, MA 02090 Permitting Set", prepared by Dore & Whittier Architects, CR Architecture and Design, Pare Corporation, and Brown Sardina, Inc., consisting of 22 sheets, dated August 13, 2015, revised October 1, 2015, and plan set revised October 15, 2015 consisting of 15 sheets.

9. Applicant's response to comments prepared by Pare Corporation to Town Engineer Jeffrey Bina, Re: Response to Comments, dated September 1, 2015 consisting of three pages.
10. Stormwater Report entitled "Police Station – Westwood Public Safety Westwood, Massachusetts", submitted to the Westwood Planning Board, prepared by Pare Corporation, dated August 13, 2015, revised October 1, 2015.
11. Memorandum from Town Engineer, Jeffrey Bina; to Town Planner, Abigail McCabe; RE: Definitive Subdivision, Deerfield Ave. Police Station EIDR, dated September 3 and revised on October 5, 2015.
12. Memorandum from Town Planner, Abby McCabe to Planning Board Members, RE: Deerfield Avenue Extension Definitive Subdivision and Police Station Headquarters EIDR – 580, 582, 590 High Street and 72 & 90 Deerfield Avenue, dated September 11, and revised on October 2, and October 6, 2015.
13. Sheet entitled "Sidewalk Revision Fig. 1" prepared by Pare Corporation, dated Sept. 2015.
14. Plan set entitled "Westwood Police Station, 590 High Street, Westwood, MA 02090" prepared by Pare Corporation and Dore & Whittier, consisting of 15 sheets, dated August 13, 2015, revised October 1, and last revised on October 15, 2015, received October 15, 2015.
15. Traffic Impact Analysis entitled "Westwood Police Station, Westwood, Massachusetts", prepared by Pare Corporation, containing 221 pages, dated September 2015.
16. Letter from Deputy Fire Chief, Michael F. Reardon, to Town Planner, Abigail McCabe, Re: Police Station Redevelopment, dated September 10, 2015.
17. Electronic Mail from Deputy Fire Chief, Michael F. Reardon to Town Planner, Abigail McCabe, RE: Westwood Fire Department Review of Police, Sent on October 5, 2015.
18. Electronic Mail from Dedham Westwood Water District, Eileen Commene, to Abigail McCabe, Subject: Revised Police Station & Deerfield Ave. Plans – Tues. 10/6 Planning Board meeting, sent October 6, 2015.
19. Memorandum from Health Director, Linda Shea, to Town Planner Abigail McCabe, Subject: Deerfield Avenue Extension Definitive Subdivision Plan and Environmental Impact and Design Review, dated September 24, 2015.
20. Memorandum from Zoning Administrator, Louise Rossi, to Town Planner, Abby McCabe, Re: 580-590 High Street – Police Station Project, Special Permit, Section 9.3, Water Resource Protection Overlay District, dated September 30, 2015.
21. Electronic Mail from Historical Commission Chairman, Peter Paravalos, sent September 28, 2015.
22. Public comment letter from Reev. J.M. Phillips of 97 Deerfield Ave., dated August 30, 2015, received on September 3, 2015.
23. Plan prepared by resident at 77 Deerfield Avenue, Sean Sweeney, submitted at October 6, 2015 public hearing.

RECORD OF VOTE

The following members of the Planning Board voted on October 20, 2015 to **grant** EIDR Approval for the abovementioned Project: Christopher A. Pfaff, Steven H. Olanoff, Bruce H. Montgomery, John J. Wiggin, Trevor W. Laubenstein.

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


Abigail McCabe, Town Planner

11/5/15
November 5, 2015