

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chairman
Trevor W. Laubenstein, Vice Chairman
Steven H. Olanoff, Secretary
David L. Atkins
Michael McCusker

TOWN CLERK
TOWN OF WESTWOOD



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PLANNING BOARD

**POLICE HEADQUARTERS
ENVIRONMENTAL IMPACT & DESIGN REVIEW (EIDR) MINOR MODIFICATION**

**580, 582, 590 High Street, 72 & 90 Deerfield Avenue
Assessor's Map 14 & Lots 070, 071, 072, 094, & 095**

August 23, 2016

The Planning Board of the Town of Westwood hereby **approves** the Minor Modification to the approved Westwood Police Headquarters EIDR plans as described in the letter dated August 1, 2016 therefore filed with the Planning Board by Dore and Whittier on August 2, 2016, and the associated plan set entitled "Westwood Police Department, 590 High Street, Westwood, MA 02090, Permitting Set", dated August 23, 2016, consisting of 21 sheets, received by the Planning Department on August 17, 2016.

APPLICANT'S REPRESENTATIVE:	Pare Corporation Dore & Whittier Architects, Inc.
APPLICANT:	Town of Westwood 580 High Street Westwood, MA 02090
PROPERTY OWNERS:	Town of Westwood
PROPERTY LOCUS:	580, 582, 590 High Street 72 & 90 Deerfield Avenue Assessor's Map 14 and Lots 070, 071, 072, 094, & 095

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TOWN CLERK
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BACKGROUND AND PROJECT SUMMARY

The Applicant submitted a request for a minor modification to the previously approved Police Headquarters EIDR, which was originally granted by the Planning Board on October 20, 2015 in the EIDR plan set entitled "Westwood Police Department, 590 High Street, Westwood, MA 02090 Permitting Set", prepared by Dore & Whittier Architects and CR Architecture and Design, dated October 21, 2015.

The modified plan results in realigning the driveway access from High Street, replacing vertical granite curbing with precast concrete curbing along the driveway, redesign of the shape of the plaza, removing the guardrail along the southern property line, water and gas line reconfiguration, relocating a catch basin, changes to the number of proposed plantings, changes to the building's exterior including but not limited to eliminating windows, shifting dormers, adding a mechanical chimney, revising the sally port's door material from glass and aluminum to solid insulated panels, precast concrete accent band on sides of building revising to brick soldier course bands, roof dormer enlarged and changed to flat roof on rear side

for mechanical units. Two benches, a bicycle rack, and trash receptacle in the plaza area was removed from the bid plan set but is proposed to be installed by the Town at a later date.

The purpose of this minor modification is to revise the approved plan set to match the bid plan documents created after the value engineering process finalized after the October 2015 Planning Board approval.

APPLICATION AND PLANS

The Planning Board evaluated the request for the Minor Modification of the original 2015 EIDR approval, which request was originally filed by or on behalf of the Applicant in the Planning Office on August 2, 2016, and the following related submissions ("Project"):

1. Memorandum requesting EIDR modification prepared by Rick Almeida to Nora Loughnane, dated August 1, 2016.
2. Plan set entitled "Westwood Police Department, 590 High Street, Westwood, Ma 02090, Permitting Set", prepared by Dore & Whittier Architects, Inc., CR Architecture & Design, Pare Corporation, and Brown Sardina, Inc., consisting of 21 sheets.
3. Exterior Elevations sheet A4.10 for Westwood Police Department, 590 High Street, Westwood, MA 02090, and last revised August 23, 2016.
4. Project Budget Status Report, Westwood Police Station, provided by Compass.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicant, the Town of Westwood Planning Board has determined that the Application complies with the requirements of the Planning Board's Rules and Regulations for the EIDR and with the requirements of Section 7.3 [Environmental Impact and Design Review]. Specifically, the Planning Board makes the following procedural findings and project findings:

FINDINGS:

1. The Planning Board considered this proposal a Minor Modification in conformance with the October 20, 2015 approval. Specifically, EIDR condition twelve related to modifications.
2. Westwood Planning Board members Christopher A. Pfaff, Steven H. Olanoff, and Trevor W. Laubenstein, Dave L. Atkins, and Michael L. McCusker deliberated on the Application at a duly authorized meeting on August 23, 2016.
3. The Town confirmed that the two benches, bicycle rack, and the trash/recycling receptacle originally proposed to be located in the plaza between the Police Station and Town Hall will be installed at a later date.
4. The Applicant agreed to consider options for shielding the condenser units, replacing the proposed hardi-plank siding of the mechanical chimney and dormer with a more authentic material such as brick, and to review the sidewalk and driveway openings on High Street and Westwood Glen Road for ADA compliance. These items will be evaluated for feasibility within the current project budget.

DECISION

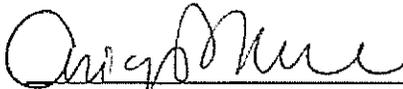
At a meeting on August 23, 2016, the Planning Board evaluated the Application in relation to the above findings, and did this day by a vote of five in favor and none opposed, voted to **approve** the Minor Modification as described above and with the following conditions.

CONDITIONS

1. All catch basins shall have a minimum of a four (4) ft. sump with hood.
2. Curbing shall be installed around the dog kennel and a cleanup plan submitted to the Conservation Agent and Health Department detailing waste cleanup procedures.
3. The bicycle rack, two benches, and joint trash and recycling receptacle removed from the modified plan set shall be shown on a separate sketch plan with a note that they are to be installed at a later date. The bicycle rack shall conform to the Planning Board's Bicycle Parking Design Guidelines.

RECORD OF VOTE

The following members of the Planning Board voted to approve the Minor Modification of the EIDR: Christopher A. Pfaff, Steven H. Olanoff, Dave L Atkins, Michael L. McCusker, and Trevor W. Laubenstein.



Abigail McCabe, Town Planner

DATED: August 31, 2016