

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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



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TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

UNIVERSITY AVENUE MIXED USE DISTRICT
Del Frisco's Grille, 60 University Avenue
Conformance Determination

At a meeting of the Westwood Planning Board held on October 18, 2016

Motion made by Planning Board member Michael L. McCusker, as follows:

I move that, pursuant to Section 9.7.12.2.1 of the Westwood Zoning Bylaw the Planning Board:

- (1) Votes to approve a Conformance Determination for Del Frisco's Grille in Core Development Area 3, as shown on the plan entitled "University Avenue Mixed Use District, Master Development Plan," prepared by Tetra Tech, last revised march 22, 2013, which was approved pursuant to Article 1 of the May 6, 2013 Special Town Meeting and is on file with the Town Clerk and the Planning Board; and
- (2) Makes the following findings:
 - a. The documents on file with the Planning Board and in oral and written reports and other documentation delivered by the Town's consultants and the Proponent's consultants, including without limitation plans entitled "University Station - University Avenue, Restaurant C Conformance Determination," prepared by Tetra Tech, dated September 13, 2016 and last revised October 7, 2016, sheet C-111 "Site Layout Plan, sheet C-121 "Grading and Drainage Plan", Sheet C-131 "Utility Plan"; plans entitled University Station - University Avenue, Restaurant C Conformance Determination," prepared by Shadley Associates, dated September 13, 2016 and last revised October 7, 2016, Sheet L-105 "Planting Plan" and Sheet L-105.1 "Planting Details", architectural plans entitled "Del Frisco's Grille, Concept Design: Elevation and Materials, prepared by HFA/Allevato, dated October 7, 2016, Floor Plan sheet A100, and Roof Plan Sheet A102, prepared by Harrison French & Associates, LTD, dated October 7, 2016. Materials board prepared by HFA/Allevato dated October 4, 2016. Light specification sheets for Slot Square LED and Microslot Square LED, Sistemalux, for Del Frisco's Grille, Westwood, MA. Memorandum from Health Director Linda R. Shea, to Abigail McCabe, dated September 20, 2016. Memorandum from Merrick Turner of BETA Group, Inc. to Town of Westwood Planning Board, dated September 28 and October 17, 2016.
 - b. The Core Development Area 3 Final Plans and Materials otherwise comply with the standards and requirements set forth in Section 9.7 of the Westwood Zoning Bylaw; and
- (3) Imposes the conditions suggested in the attached memorandum dated October 17, 2016 and revised October 18, 2016, from Abby McCabe, Town Planner, to the Planning Board.

Motion seconded by Planning Board Member Trevor W. Laubenstein.

Record of the Vote:

The following members of the Planning Board voted to issue this Conformance Determination: Christopher A. Pfaff, Trevor W. Laubenstein, David L. Atkins, Michael L. McCusker, and Steven H. Olanoff.

The following members of the Planning Board voted to oppose this Conformance Determination: None.

Certification:

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



Abigail McCabe
Town Planner

DATED: October 19, 2016

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PLANNING BOARD

TOWN CLERK
TOWN OF WESTWOOD

Memorandum

To: Planning Board Members

From: Abby McCabe, Town Planner

Date: October 17, 2016, revised October 18, 2016

Re: Del Frisco's Grille – Request for Conformance Determination Planning Summary

Memos from the Health Director with the suggested standard conditions of approval for final food establishment plans, dumpster permit, and construction licenses, and BETA Group have been provided. The Fire Department has no concerns with the proposal as submitted. The Public Safety Office has reviewed the plans and has no issues but suggest a pedestrian connection closer to the building to University Avenue and on the north side of the building. DWWD's recommendation for the two separate water services was incorporated into the revised plans.

In view of the peer review comments made by BETA Group, Inc. in its memorandum dated October 17, 2016 ("BETA Memo"), I recommend the Conformance Determination for Restaurant C Del Frisco's Grille include the following conditions:

1. All construction details not included in this conformance determination shall comply with the approved Master Plan documents.
2. Final details for the patio railings and raised planters shall be submitted to the Town Planner and BETA Group for final review and approval.
3. All issues and construction details related to Energy Efficiency, Water Efficiency, and Sustainability included responses to note WE2, shall be submitted to the Town Planner, Building Commissioner, and Town Engineer demonstrating compliance with Sections 9.7.11.11, 9.7.11.12, and 9.7.11.15 of the Zoning Bylaw.
4. The grease trap sizing and details shall be submitted for review and approval to the Town Planner, Building Commissioner, and Town Engineer prior to issuance of building permit.
5. A final sign package including details on dimensions, materials, colors, sizes, and lighting shall be submitted to the Town Planner and Building Commissioner for review and approval prior to applying for sign permit.

6. Signage identifying all accessible spaces shall be installed in compliance with 521 CMR 23.6 of M.G.L. prior to Certificate of Occupancy.
7. A revised HydroCAD model to reflecting the installed infrastructure for Restaurant B and C shall be submitted with the Village Modification/Phase II modification request.
8. Final food establishment plans in compliance with 105 CMR 590/Federal Food Code shall be submitted to the Board of Health prior to issuance of building permits.
9. The Applicant shall apply for a license with the Westwood Board of Health for the dumpster disposal, waste hauler, portable toilet used during construction.
10. Two sets of a final certified as-built plan prepared by a Registered Professional Engineer and/or Land Surveyor, and shall indicate that all driveways, parking areas, sidewalks, storm drains, sewer mains, water mains and their appurtenances have been constructed in material compliance 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 (Auto Cad and PDF) for compatibility with the Town of Westwood GIS database.
11. The Applicant shall apply for a Common Victualler with All Alcoholic Beverages License and an Entertainment License with the Office of Community & Economic Development.