

TOWN OF WESTWOOD  
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chairman  
Steven H. Olanoff, Vice Chairman  
Trevor W. Laubenstein, Secretary  
John J. Wiggin  
Bruce H. Montgomery



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TOWN CLERK  
TOWN OF WESTWOOD

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 Petruzziello Properties, LLC, as voted on April 25, 2016, and filed in the Office of the Town Clerk on October 29, 2015, requesting Planning Board Special Permit pursuant to Section 9.5 [Flexible Multiple Use Overlay District (FMOUD)] of the Westwood Zoning Bylaw, and a consolidated Environmental Impact and Design Review (EIDR) Approval pursuant to Section 9.5.5 of the Westwood Zoning Bylaw for façade and site improvements at 301-315 Washington Street and the construction of a new three-story building with ~4,850 GSF (4,350 NSF) commercial space and two floors of twelve (12) residential units at 317 and 323 Washington Street.

**LAND AFFECTED:** 301-315 Washington St. (Assessor's Map 23, Lot 80)  
317 & 317R Washington St. (Assessor's Map 23, Lots 78 & 79)  
323 Washington St. (Assessor's Map 23, Lot 77)

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.

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Christopher A. Pfaff, Chairman

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Steven H. Olanoff, Vice Chairman

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Trevor W. Laubenstein, Secretary

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Bruce H. Montgomery

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John J. Wiggin

Dated: April 25, 2016

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

**APPLICANT:** Petruzziello Properties, LLC  
21 Eastbrook Road  
Dedham, MA 02026

**PROPERTY OWNER:** 301-315, 317 & 317 R Washington Street:  
Petruzziello Properties, LLC  
21 Eastbrook Road, Dedham, MA 02026

**PROPERTY OWNER:** 323 Washington Street:  
Michael Matthew, LLC  
c/o Kevin Gillis, Manager  
27 Algonquin Road  
Canton, MA 02021

**PROPERTY LOCUS:** 301-315 Washington St. (Assessor's Map 23, Lot 80)  
317 & 317R Washington St. (Assessor's Map 23, Lots 78 & 79)  
323 Washington St. (Assessor's Map 23, Lot 77)

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to make façade and site alterations to the existing building at 301-315 Washington Street, to remove or demolish the existing buildings at 317 and 323 Washington Street, to construct a new three-story building with ~4,850 GSF (4,350 NSF) of commercial floor area on the first floor and twelve (12) residences on the second and third floors, to construct a 24 space parking garage under the new building, install 45 off-street surface parking spaces at 301-315, 317 and 323 Washington Street, landscape the property, drainage improvements, install benches and an outdoor seating area in front of 301-315 Washington Street.

The properties are located in the Local Business B (LBB) and the Flexible Multiple Use Overlay (FMUOD-6) zoning districts. The proposed general commercial use is allowed by-right in the LBB and by Special Permit in the FMUOD-6 and multiple-family dwelling use is allowed by Special Permit in the FMUOD-6. The proposed project is subject to a Special Permit pursuant to Section 9.5 of the Zoning Bylaw which encompasses Environmental Impact and Design Review (EIDR), pursuant to Section 9.5.5 of the Westwood Zoning Bylaw.

**STATEMENT OF FINDINGS**

**PROCEDURAL 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 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:

1. On October 29, 2015, an application requesting FMUOD Special Permit, EIDR Approval and Earth Material Movement Special Permit was filed by or on behalf of Petruzziello Properties, LLC, pursuant to Section 9.5 [Flexible Multiple Use Overlay District] and Section 7.1 [Earth Material Movement] 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 November 13, 2015 and November 20, 2015. Notice of the public hearing was posted in the Westwood Town Hall commencing on November 12, 2015, and continuing through the opening of the public hearing on December 1, 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 November 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, Pedestrian and Bike Safety Committee, Building Commissioner, Conservation Commission, Department of Public Works, Fire Chief, Police Chief and Town Engineer, on November 3, 2015
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Section 9 and 11, the public hearing on the Application commenced on December 1, 2015, in the Hall at the Islington Community Center, 288 Washington Street, Westwood, Massachusetts. The Planning Board continued the hearing to the same location on January 12, 2016, and further continued the hearing to February 23, 2016 at the Public Library at 660 High Street, and further continued to April 12, 2016 in the Library at 660 High Street, and closed the public hearing on April 12, 2016.
5. Westwood Planning Board Members Trevor W. Laubenstein, Steven H. Olanoff, Bruce H. Montgomery, John J. Wiggin, and Christopher A. Pfaff deliberated and voted on the Application at a duly authorized meeting on April 25, 2016.

#### **PROJECT FINDINGS:**

1. The subject properties consist of approximately ~41,362 S.F. located on the west side of Washington Street at 301-315, 317, 317R and 323 Washington Street and is shown as Map 23, Lots 77, 78, 79, and 80 on the Westwood Board of Assessors' Maps (hereinafter "Project Site" or "Property").

2. Presently, the project site contains three buildings; a one-story multi-tenanted commercial building at 301-315 Washington Street, an office use at #317 and an office use at #323 with a total of 29 striped parking spaces at 301-315 & 317 Washington Street and ~4 unmarked spaces at 323 Washington Street.
3. The Applicant proposes to make façade and site alterations to the existing building at 301-315 Washington Street, to remove or demolish the existing buildings at 317 and 323 Washington Street to construct a new three-story building with ~4,850 GSF (4,350 NSF) of commercial on the first floor and twelve (12) residences on the second and third floors, construct a 24 space parking garage under the new building, install 45 off-street surface parking spaces at 301-315, 317 and 323 Washington Street, install landscaping, drainage improvements, install benches and an outdoor seating area in front of 301-315 Washington Street.
4. A pre-application conference meeting consistent with Section 9.5.16.1 of the Zoning Bylaw was held with the Planning Board at the Board's August 18, 2015 meeting.
5. The two-story building currently used as office space at 317 Washington Street is historically known as the Jeremiah Dean House - Blue Hart Tavern and is listed on the MACRIS (Massachusetts Cultural Resource Information System) and is one of Westwood's oldest surviving houses. The Applicant met with the Chairman of the Historic Commission on April 2, 2016 to walk through the building and has proposed relocating this building to his property across the street at 9 School Street (Assessor's Map 23, Lot 161) as a temporary location until a future use and permanent location for the historic building is determined.
6. The Project Site is located within the LLB and FMUOD-6 zoning district. The proposed mixed-use project with multi-family dwellings and general retail is subject to a Special Permit, pursuant to Section 9.5 of the Westwood Zoning Bylaw. The commercial uses are undetermined at the time of the application but are limited to the uses permitted in Section 9.5 of the Zoning Bylaw. During the course of the public hearings, the Board found that an Earth Material Movement Special Permit, pursuant to Section 7.1 of the Zoning Bylaw was not required and meets the exemptions outlined in Section 7.1.8.
7. The project proposes a total of twenty-four (24) parking spaces in an underground garage for commercial and residential tenants at 317-323 Washington Street with six stacked/tandem spaces to be shared with users in the same tenant space, forty-five (45) off-street surface parking spaces on-site at 301-323 Washington Street, and nine (9) parking spaces in the municipal lot previously dedicated to the Wild Blossom restaurant at 301 Washington Street. A total of seventy-eight (78) parking spaces are proposed with this project. The Westwood Zoning Bylaw parking requirements of Section 9.5.10, allow the Planning Board to determine the required number of parking

spaces. On April 25, 2016, after review of all the material submitted, the Planning Board found the proposed number of parking to be sufficient for the proposed development and to meet the parking design requirements for parking spaces, passageway and dimensional requirements.

8. The Board found 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 properties, and will be consistent with all applicable performance and design standards set forth in Sections 9.5 and 9.5.15 of the Westwood Zoning Bylaw as outlined below:
- a) Air Quality: The project does not include any use or activity which requires an air quality permit from MA-DEP.
  - b) Noise: The Applicant has indicated that the project, after construction, will not exceed noise levels set forth in Section 9.5.15.1.1.2 of the Zoning Bylaw.
  - c) Vibration: The Applicant has indicated that the project will have no significant vibration after the initial project construction.
  - d) Electrical Disturbances: The Applicant has indicated that the project will not cause electrical disturbance.
  - e) Cultural, Historical and Archeological Resources: The hip-roofed colonial building at 317 Washington Street is historically known as the Blue Hart Tavern operated by Jeremiah Dean in 1741 and retains many of its original architectural features. The Applicant has been working with private parties in an attempt to relocate the building to another location in the Islington area. The Applicant has proposed temporarily relocating the building to his 9 School Street property until a final use and permanent location for the building can be determined.
  - f) Natural Resources and Habitat: The project parcel is not located within a mapped sensitive habitat or resource area with environmental significance.
  - g) Construction Solid Waste Management: The project plans show a dumpster area with a gated, six foot high vinyl-fenced enclosure.
  - h) Visual Mitigation and Screening of Infrastructural Elements: The project site will have construction fencing and netting during construction. The project proposes six foot high, vinyl fencing around the dumpster enclosure. The mechanical equipment will be recessed in the roof of the new building and not visible.
  - i) Water Quality: The project is not in a Water Resource Overlay Protection District.
  - j) Compatibility of Uses and Activities: The project proposes commercial uses on the first floor and residential units on the second and third floors of the new building. The commercial uses are unknown at the time of the application.

- k) Context: The new building at 317 & 323 Washington Street is design to emulate the typical gable roof, Greek Revival style structure which is prominent in Westwood. The new building will have first floor commercial space with a separate residential lobby with an elevator providing access to the two upper floors with a total of twelve (12) one-bedroom residential apartment's ranging in size from 756 SF – 1,041 SF. The existing building at 301-315 Washington Street is proposed to undergo exterior renovations by removing the existing parapets to construct a new roof line, add crown molding with fascia, install clapboard siding, new awnings, and add a brick veneer. The existing and proposed building has been designed with a "village-style" architecture. Outdoor seating, plantings, and benches have been incorporated along Washington Street. The Applicant has also considered the new fire station and other surrounding buildings into the proposed project design.
- l) Architectural Design & Visual Relief: The new buildings and the renovation of the existing retail building is Greek Revival style architecture. The new building displays first floor window glazing for the commercial space and the upper floors are detailed with horizontal siding and wide built out corner boards. Window flower boxes are also designed for the front of the new building.
- m) Energy Efficiency: The Applicant has indicated that the new building will be constructed in accordance with the Stretch Energy Code.
- n) Street Design: The Applicant has indicated that the existing trees will be maintained to the maximum extent as possible or replacement will be required and has been made a condition of this approval. A landscape plan has been submitted with the project.
- o) Circulation, Traffic Impact & Public Street Access: The parking lots and parking areas have been designed to provide a safe and efficient system of circulation. Sidewalks are proposed for three sides of both buildings. The sidewalk extends to the dumpster area in the rear of the property.
- p) Open Space and Common Landscaped Areas: Presently the site is fully developed without true open space. The approved plans include a 20 ft. lawn area within the landscape buffer in the rear to the residential properties fronting on Beacon Street. Eight Vanderwolf Pines are proposed along the rear property line abutting 57-59 Beacon Street.
- q) Site Disturbance: The project proposes minimal soil removal and minor grading changes.
- r) Public Amenity Areas: New benches, pedestrian scale lighting, plantings, bicycle racks, trash/recycling receptacles, and patio seating areas are proposed at the corner of Washington and School Streets and in front of the highly visible location at 301-323 Washington Street.
- s) Stormwater Management: The proposed project will fully meet the MassDEP Stormwater Management Standards 1, 2, and 4-10 and will provide a recharge

volume greater than that required for the new impervious area. A Construction Period Pollution Prevention and Erosion and Sediment Control Plan have been provided with this submission. The plan outlines the location of the erosion and siltation control devices and includes a detail for compost sock and construction fence.

- t) Off-Street Parking: The project proposes surface parking, underground parking in a private garage accessible for tenants, and nine spaces were dedicated to the Wild Blossom restaurant in 2012 in the municipal parking lot. The municipal lot at 277-283 Washington Street was originally purchased and constructed when Washington Street was redesigned and repaved in response to the elimination of the angled parking spaces that were in front of the commercial properties at this intersection. A total of seventy-eight (78) parking spaces are designed for this project. Three on-street parking spaces are also located in front of 301-315 Washington Street.
- u) Public Utilities, Water and Sewer Systems: The existing and proposed building will be connected to the public water and sewer.

#### **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 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 the Westwood Zoning Bylaw. On April 25, 2016, the Planning Board voted to grant the following waivers:

1. Waiver of the minimum project area required by Section 9.5.9.1 [Alternative Dimensions] of the Westwood Zoning Bylaw (41,362 SF provided, 43,560 SF required).
2. Waiver to allow the continuation of the existing nonconforming minimum residential district landscape buffer required by Zoning Bylaw Section 6.3.2.2 and 9.5.9.5 of the Westwood Zoning Bylaw. The landscape buffer ranges from 3.25 ft. to 4.2 ft. a length of approximately ~180 ft. from School Street along the rear property line behind the building at 301-315 Washington Street (Under existing conditions, this landscape buffer is 2.7 ft.).
3. Waiver of the parking lot landscape design standards for five (5) foot landscape areas adjacent to buildings and a minimum of 150 SF landscape areas in the landscape islands required by Section 6.1.19.1.1 and 6.1.19.2.1.1 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 in favor and none (0) opposed, hereby **grants** Special Permit and Special Permit **Approval** pursuant to Section 9.5 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor filed in the office of the Town Clerk on October 29, 2015 and as shown on the final approved project plans, subject to the Conditions stated herein, all of which are an integral part hereof:

## CONDITIONS OF APPROVAL:

1. The final submitted project plans consist of the following:

Site plan set for "301-323 Washington Street, Westwood, Massachusetts" prepared by Norwood Engineering, stamped by Matthew Smith, dated June 11, 2015, last revised April 6, 2015, consisting of the following five (5) sheets:

Existing Conditions – Sheet 1  
Site Layout – Sheet 2  
Grading & Drainage – Sheet 3  
Grading & Drainage – Sheet 4  
Details – Sheet 5

Auto Turn plans prepared by Bayside Engineering, entitled "301-323 Washington Street, Westwood, Massachusetts", dated April 7, 2015 consisting of the following four (4) sheets:

Fire Truck Autoturn – Sheet 1  
Refuse Truck Autoturn – Sheet 2  
Passenger Car Autoturn – Sheet 3  
SU-30 Delivery Truck Autoturn – Sheet 4

Site plan entitled "Site Plan, Temporary Location for Blue Heart Tavern, 9 School Street, Westwood, Massachusetts", prepared by Norwood Engineering, and dated April 7, 2016.

Landscape plan entitled "301-323 Washington St, Westwood, MA", prepared by KDTurner Design, sheet L-1, dated October 26, 2015, last revised April 6, 2016".

Landscape detail entitled "Proposed Site Plan for 301-323 Washington St., Westwood, MA", Sheet L-1, prepared by KDTurner Design, dated January 21, 2016, revised through February 5, 2016.

Architectural plan set entitled "301-315 Washington Street, Westwood, MA", prepared by McKay Architects, varying dates, consisting of the following thirteen (13) sheets:



Basement Floor Plan (Sheet A-1.0) dated April 7, 2016  
Proposed New First Floor Plan (Sheet A-1.1) dated April 7, 2016  
Second Floor Plan (Sheet A-1.2) last revised February 23, 2016  
Third Floor Plan (Sheet A-1.3) last revised February 23, 2016  
Roof Plan (Sheet A-1.4) dated February 23, 2016  
Front Elevation (Sheet A-2.1) last revised February 23, 2016  
Right Elevation (Sheet A-2.2) last revised February 23, 2016  
Rear Elevation (Sheet A-2.3) last revised March 22, 2016  
Left Elevation (Sheet A-2.4) last revised February 23, 2016  
Garage Cross Ramp Section (Sheet A-2.5) dated April 7, 2016  
Existing Roof Plan 301-315 Building (Sheet EX-1.1) last revised March 22, 2016  
Existing Building Exterior Elevations (Sheet EX-2.1) last revised March 22, 2016  
Existing Conditions Exterior Photos (Sheet EX-2.2) last revised March 22, 2016

Site Plan entitled "Erosion Control Plan" for 301-323 Washington Street, Westwood, Massachusetts, prepared by Norwood Engineering, dated November 2, 2015, last revised March 8, 2016.

Photometric Lighting Plan (sheet 1) and Fixture Specifications (sheet 2) for 301-323 Washington Street, Westwood, Massachusetts, prepared by Norwood Engineering, dated October 16, 2015, last revised March 8, 2016.

2. The Applicant shall submit a final revised plan set reflecting all revisions and plan additions required in the course of the public hearing including the accessible ramps at the end of the sidewalk near the dumpster and the sidewalk on the south side of 301-315 Washington Street building, recycling storage and removal plan, final approved light fixtures by removing the light scones from the light specification sheet, and details for the proposed trash/recycling enclosures, dumpster, bicycle racks, railings, benches, and dual trash and recycling receptacles, to the Town Planner for review and approval in conformance with this decision.
3. The four lots shall be combined by submission of an (ANR) Approval Not Required Plan to the Planning Board prior to issuance of building permits.
4. The directional and parking space pavement markings shall be painted as shown on the final approved and revised plans and repainted as needed.
5. The Applicant shall perform soils testing and submit test pit data to confirm soils are adequate for infiltration shall be submitted to the Town Planner, BETA Group, and Town Engineer prior to applying for building permits. Any plan modifications as a result of the soils tests shall return to the Planning Board.
6. The Applicant shall make best efforts and consider all options to preserve the historic Blue Hart Tavern building which is currently located at 317 Washington Street. The Applicant shall cause the building to be moved to the Applicant's 9 School Street property for temporary storage, following receipt of an EIDR Approval for 9 School Street, which shall be obtained prior to the issuance of building permits for the project site. If despite Applicant's best efforts a permanent solution acceptable to the

Planning Board and Historic Commission is not found within nineteen (19) months from the date of this Decision, the Applicant shall appear before the Planning Board to discuss Applicant's efforts and the final disposition of the Blue Hart Tavern. If it is ever agreed that the Blue Hart Tavern is to be demolished, the Historic Commission and Planning Board shall be provided thirty (30) days to document the property, including photographs of the building interior.

7. Prior to construction, the Applicant shall submit specifications for the mechanical equipment to confirm compliance with the noise levels in Section 9.5.15.1.1.2 of Zoning Bylaw.
8. All landscaping shown on the approved project plans shall be maintained by the owner including but not limited to the Vanderwolf Pyramid Pine plantings in the rear landscape buffer, the public landscape area at the corner of Washington and School Streets, the window flower boxes, planters, and shall be replaced in-kind as necessary throughout the lifetime of this special permit use. The plantings adjacent to the School Street exit shall be maintained so as to prevent obstruction of sight lines.
9. All sidewalks and walkways shall remain clear from snow. Snow shall be removed from the site and not stored in the required parking spaces.
10. Two of the twelve residential units at 317-323 Washington Street shall be affordable as defined in the Planning Board's Rules and Regulations and the Massachusetts Department of Housing and Community Development (DHCD). The affordable units shall be affordable in perpetuity, shall count towards the Town's requirements under M.G.L. Chapter 40B, Sections 20-23, and shall be listed on DHCD's Subsidized Housing Inventory.
11. The Project Site shall be accessible from a one-way entrance from the northern Washington Street curb cut exiting onto School Street and clearly indicated with signage.
12. The parking garage entrance on Washington Street shall be two-way entry. The Planning Board reserves the right to monitor vehicles exiting the garage and, if, after six (6) months of full occupancy of the building, determines that public safety and/or traffic concerns so dictate, may restrict vehicles from exiting the garage to a right turn only as necessary, and may require the Applicant to post appropriate "no left turn" signs.
13. All lights shall be fully shielded to prevent glare onto nearby properties and wall mounted light fixtures shall not be mounted higher than fifteen (15) feet above the grade directly below.
14. An audible signal system to alert pedestrians of vehicles exiting the garage shall be installed and displayed in a location clearly visible to pedestrians on the sidewalk in

both directions on Washington Street. Additional pedestrian safety measures such as signage and lights may be required if found to be necessary after review by the Town's Public Safety Officer.

15. A final Alternative Signage Plan including dimensions, materials, and lighting in compliance with Zoning Bylaw Section 9.5.11 shall be submitted to Town Planner prior to applying for a sign permit from the Building Commissioner. The individual business tenant signage shall have a wooden appearance.
16. The existing sidewalks and pavement on Washington and School Streets shall be protected from damage from loading and unloading of material and/or equipment related to the proposed construction.
17. The underground parking garage shall provide private parking for the property's tenants and shall not be available for public access. Sets of tandem parking spaces shall be allocated for tenants of a single residential or commercial unit. The tandem space shall not be used for storage of any kind.
18. The sidewalk crossings over the driveways on School Street and the two driveways on Washington Street shall be continuous and maintain the existing height of the adjacent sidewalk. The driveway apron shall slope down to meet the grades of the street and the site's driveway, as shown on the approved plans. The curb stops shall be installed in accordance with the final approved plans to protect pedestrians on sidewalks.
19. The Applicant shall file a Notice of Intent with the Conservation Commission under the Stormwater Bylaw.
20. The final Stormwater Pollution Prevention Plan (SWPPP) and the Operation and Maintenance Plan (O&M) shall be provided to the Town Planner prior to issuance of a Certificate of Occupancy.
21. Any vehicles loading or unloading shall pull fully onto the property and unload in the rear of the property.
22. A final as-built plan shall be submitted to the Town Planner, Town Engineer, and Building Commissioner prior to issuance of the Certificate of Occupancy. The as-built shall be prepared and certified by a professional engineer and submitted as three full size stamped copies, a PDF, and CAD file. The "As Built" Plan shall indicate the stormwater system, parking, driveways, sidewalks and walkways, utilities, sight lighting, fencing, storm drains, water mains and their appurtenances, any grease traps, etc. in material compliance with the approved project plans.
23. Trash/recycling removal for the residential and commercial tenants and delivery times for the commercial tenants shall comply with the Town's General Bylaws Chapter 321 [Retail], as may be amended from time to time.
24. Construction activity shall be limited to the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday and 12:00 p.m. to 7:00 p.m. on Sundays in accordance

with the Town's General Bylaws Chapter 292 [Noise], as may be amended from time to time.

25. Any construction related activity or repairs within the Town's public right-of-way, including the delivery of materials which might block travel ways for any period of time, shall apply for a street occupancy permit from the Board of Selectmen and may require a police detail pursuant to the Town's General Bylaws Chapter 355, for Streets and Sidewalks.
26. Applicant shall promptly repair any damage which Applicant causes to sidewalks, street pavement, street lights, trees, tree grates, curbing, driveway aprons, signs or other fixtures or features within the public right of way, after obtaining permission from the Town. Such repairs shall be performed to Town of Westwood standards.
27. The proposed new and relocated plantings within the public way shall be guaranteed for a minimum of two years and the Applicant shall be responsible for maintenance during that time.
28. All work within the Town's right-of-way including sidewalk replacement, utility work, and curbing repairs shall be coordinated with the Town's Department of Public Works.
29. Granite curbing installed within the public way shall be installed in conformance with MassDOT construction standards and any all new curbing shall be reset to match the existing curb.
30. The Applicant shall coordinate with the Town Planner a pre-construction meeting with Town staff at least 30 days prior to applying for building permits to review these conditions and any final construction sequencing, details and plans for the project.
31. Prior to relocation and/or demolition and removal of the existing buildings at 317 and 323 Washington Street, the Applicant shall hire a pest control company to inspect the premises for rodents and to exterminate if necessary. A copy of the invoice and inspection report shall be submitted to the Health Department.
32. The Applicant shall provide asbestos and lead surveys conducted in compliance with State Regulations to the Health Department prior to demolition.
33. The waste company providing the construction dumpster and the portable toilet shall be licensed by the Westwood Board of Health.
34. The dumpster shall be screened from view inside the gated six foot high vinyl enclosure and shall comply with the Board of Health Regulations. The enclosure shall not be chain-link or metal material.
35. 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.

36. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

### **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 October 29, 2015. All of the following plans and material are hereby incorporated by reference and are made part of this record.

1. Application prepared by Petruzziello Properties, LLC for 301-323 Washington Street dated October 28, 2015, received by the Town Clerk and Planning Department on October 29, 2015.
2. Application narrative summary prepared by Peter A. Zahka to the Westwood Planning Board, dated October 29, 2015.
3. Traffic Impact and Access Study for Proposed Redevelopment 301-323 Washington Street, Westwood, MA, prepared for Petruzziello Properties, prepared by Bayside Engineering of Woburn, MA dated November 2, 2015 (43 page report, 220 page Appendix).
4. Fiscal Impact Analysis for Petruzziello Properties, LLC for Mixed-Use Development 301-323 Washington Street, Westwood, MA, prepared by Connery Associates of Melrose, MA dated October 19, 2015 and updated memorandum from John Connery dated January 27, 2016.
5. Plan entitled "Proposed Development, 301-323 Washington Street, Westwood, MA", prepared by McKay Architects and Norwood Engineering dated October 29 2015.
6. Erosion Control Site Plan, Site Plans, Drainage Project Documents dated November 2, 2015, and Pre-Development and Post-Development Stormwater Discharge Rates for 301-323 Washington Street, Prepared by Norwood Engineering.
7. Letter from Pam Dukeman, Finance Director to Abby McCabe, Town Planner, Re: Fiscal Impact Analysis – Petruzziello Properties, LLC, dated November 17, 2015.
8. Electronic Mail from Public Safety Officer Paul Sicard to Abigail McCabe, Subject: Planning Application Review – 301-323 Washington St., dated November 20, 2015.
9. Review letter from Philip Paradis, Greg Lucas and Michael Sinesi of BETA Group and Kao Design Group, to Abigail McCabe, Re: 301-323 Washington ST. – Mixed Use Development Peer Review, dated January 7, 2016 (4 pages).
10. Public comment letter submitted by David Atkins and the Westwood Pedestrian and Bicycle Safety Committee dated January 12, 2016 (7 pages).

11. Memorandum from Abby McCabe, Town Planner, to Planning Board Members, dated November 24, 2015, revised December 1, 2015, December 4, 2015, January 8, 2016, and last revised April 8, 2016.
12. Memorandum from Jeffrey Bina, Town Engineer to Abigail McCabe, Subject: Special Permit Review (FMUOD & EIDR) 301-315, 317, 323 Washington Street, dated November 23, 2015, and revised February 17, 2016.
13. Memorandum from Health Director Linda Shea to Abigail McCabe, dated November 19, 2015.
14. Electronic Mail from Eileen Commane, Dedham-Westwood Water District, to Abigail McCabe, Subject: DWWD Comments 301-323 Washington St, Sent November 23, 2015.
15. Electronic Mail from Superintendent, John Antonucci to Abigail McCabe, Re: Fiscal Impact Review – Islington Residential Development, Sent: November 20, 2015.
16. Electronic Mail from Deputy Fire Chief Michael Reardon, to Abigail McCabe, Subject: Planning Application-301-323 Washington St 12/1 Meeting, sent November 26, 2015.
17. Memorandum from Building Inspector, Joe Doyle to Planning Board, RE: 301-323 Washington Street, dated November 22, 2015.
18. Letter from Sigalle Reiss to Westwood Planning Board, Re: 301-315, 317, 317R, 323 Washington Street, dated November 25, 2015.
19. Letter from Westwood Housing Authority and Westwood Affordable Housing Associates, Inc. dated December 1, 2015.
20. Letter from Laura Fitzhenry, 57 Brookfield Road, to Westwood Planning Board, dated December 1, 2015.
21. Letter from Linda Fitzhenry to Westwood Planning Board, RE: Application for 301-323 Washington Street, dated December 9, 2015.
22. Comments submitted by Joe Previterra at December 1, 2015 public hearing re: Bayside Engineering, 11-3-15 Development for 301-315 Washington St Westwood, MA.
23. Letter and photographs from Paul and Amy Meredith, 53 Beacon Street, RE: Proposed Redevelopment 301-323 Washington ST., Islington, MA, dated December 8, 2015.
24. Response to comments from Michael McKay, McKay Architects to Abigail McCabe, dated December 18, 2015.
25. Revised Parking Analysis for Petruzzello Properties, LLC for Special Permit Application, received December 21, 2016.
26. Electronic Mail from Kevin Keefe to Abigail McCabe and Janice Barba, Subject: Islington Task Force, sent January 5, 2015.
27. Electronic Mail from Christina Martin to Abigail McCabe, Subject: Feedback, sent January 11, 2016.

28. Letter from Pamela Quinn, 42 Hillview Rd., to Christopher A. Pfaff and Planning Board, received January 12, 2016.
29. Letter from Jim Dwyer, 91 School Street, received January 13, 2016.
30. Response to Comments from Michael McKay to Abigail McCabe, dated January 29, 2016.
31. Updated Drainage Narrative and Project Documents from Norwood Engineering, dated January 29, 2016.
32. Electronic Mail from Mike Gallagher, 25 Ash Street, to Abigail McCabe, Subject: New Islington building, sent February 1, 2016.
33. Response to Comments – BETA Group, Inc. from David Johnson, Norwood Engineering to Abigail McCabe, February 4, 2016 (12 pages).
34. Landscape Design Memo from KD Turner Design to Abigail McCabe, dated February 10, 2016.
35. Lighting Response to Comments – BETA Group, Inc. from Cody Oliva of Vincent A. Dilorio, Inc. Consulting Engineers, dated February 12, 2016.
36. Plan entitled "Proposed Site Plan" for 301-323 Washington St. (sheet L-1) Westwood, MA prepared by KD Turner Design of Newburyport, MA dated January 21, 2016 last revised February 5, 2016 and sheet entitled "Landscape Plan" dated October 26, 2015 last revised February 10, 2016.
37. Updated Traffic Memorandum and Exhibits prepared by Kenneth Cram of Bayside Engineering, dated February 16, 2016.
38. Review letter from Merrick Turner of BETA Group to Abigail McCabe, Re: 301-323 Washington St – Mixed Use Development Peer Review, dated November 23, 2015 (14 pages), dated February 18, 2016 (17 pages).
39. Architectural plan set entitled "301-323 Washington Street, Westwood, MA", prepared by McKay Architects, dated December 1, 2015, last revised March 22, 2016 consisting of the following 13 sheets:
  - Sheet A-1.0 Basement Floor Plan
  - Sheet A-1.1 Proposed New First Floor Plan
  - Sheet A-1.2 Second Floor Plan
  - Sheet A-1.3 Third Floor Plan
  - Sheet A-1.4 Roof Plan
  - Sheet A-2.1 Front Elevation
  - Sheet A-2.2 Right Elevation
  - Sheet A-2.3 Rear Elevation
  - Sheet A-2.4 Left Elevation
  - Sheet A-2.5 Garage Cross Ramp Section
  - Sheet EX-1.1 Existing Roof Plan, 301-315 Building
  - Sheet A-2.1 Exterior Elevations for 301-315 Building
  - Sheet EX-2.2 Existing Conditions Exterior Photos

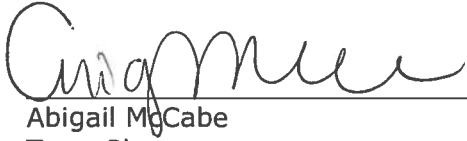
40. Site Plan set for 301-323 Washington Street, prepared by Norwood Engineering, dated July 10, 2015 and last revised on March 8, 2016 consisting of the following five sheets (Sheet 1: Existing Conditions, Sheet 2: Site Layout, Sheet 3: Grading & Drainage, Sheet 4: Grading & Drainage, Sheet 5: Details).
41. Site Plan entitled "Erosion Control Plan" for 301-323 Washington Street, Westwood, Massachusetts, prepared by Norwood Engineering, dated November 2, 2015, last revised March 8, 2016.
42. Landscape plans sheets L-1 and L-2 entitled "301-323 Washington Street", prepared by KD Turner Design of Newburyport, MA, dated October 26, 2015, last revised March 23, 2016.
43. Photometric Lighting Plan (sheet 1) and Fixture Specifications (sheet 2) for 301-323 Washington Street, Westwood, Massachusetts, prepared by Norwood Engineering, dated October 16, 2015, last revised March 8, 2016.
44. Auto-turn Sheets (Five Sheets) entitled "301-323 Washington Street, Westwood, Massachusetts", prepared by Bayside Engineering dated March 22, 2016.
45. Parking Memorandum and Analysis for 301-323 Washington Street, Westwood (Islington), prepared by Peter A. Zahka, dated March 23, 2016; revised April 8, 2016 (19 pages).
46. Signage Summary for 301-323 Washington Street, Islington, MA and plan prepared by Walpole Signarama for Supreme Cabinet.
47. Response to Comments from Michael McKay to Town of Westwood, Re: 301-323 Washington Street, Islington, MA Peer Review Response, dated March 23, 2016 (3 pages).
48. Response to Town Engineer Comments from David Johnson, Norwood Engineering to Abigail McCabe, dated March 8, 2016.
49. Response to BETA Group, Inc. Comments from David Johnson, Norwood Engineering to Abigail McCabe, March 8, 2016.
50. Electronic Mail from Deputy Fire Chief, Michael Reardon to Abigail McCabe, Subject: 301-323 Washington St. for 4/12 PB Meeting – Fire Dept. Comments, sent April 7, 2016.
51. Electronic Mail from Merrick Turner to Abigail McCabe, Subject: Washington Street, sent March 31, 2016.
52. Electronic Mail from Historic Commission Chairman, Peter Paravalos to Nora Loughnane and Abigail McCabe, Subject: BH Tavern, Sent: April 2, 2016.
53. Memorandum from Merrick Turner of BETA Group, Re: 301-323 Washing St – Mixed Use Development Peer Review, dated April 7, 2016.
54. Islington area property parking counts (2 pages) prepared by Nora Loughnane, Director of Community and Economic Development, submitted April 12, 2016.
55. Missed Hearing Certification from Trevor Laubenstein, dated April 25, 2016.



## RECORD OF VOTE

The following members of the Planning Board voted on April 25, 2016 to **grant** Special Permit Approval for the abovementioned project as amended by the conditions: 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 Special Permit Approval for the abovementioned Project: None.



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Abigail McCabe  
Town Planner  
April 26, 2016