

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
725-745 High Street – High Street Associates
September 1, 2017**

2017 SEP -5 A 10:43
TOWN CLERK
TOWN OF WESTWOOD

APPLICANT: High Street 109 Associates LP

PROPERTY OWNER: High Street 109 Associates LP
858 Washington Street, #309
Dedham, MA 02026

PROPERTY LOCUS: 719, 725-745 High Street, Westwood, MA 02090
Assessor's Map 14, Lot 157 & Lot 158

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to make interior alterations to the multi-tenant building by relocating the bank ATM, relocating the real estate office, and interior alterations for a barber shop in the former first floor office space at 725-745 High Street in Westwood, MA 02090. No exterior alteration other than signage is proposed with this application.

The property is located in the LBA (Local Business A) zoning district. Said facility use for professional service establishment, personal service establishment, and bank uses are permitted in the LBA. The change of use from professional service establishment to personal service establishment is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed alterations have been reviewed by the Building Commissioner and found to be minor in nature. As such, the proposed alterations are subject to Administrative EIDR review and approval by the Town Planner pursuant to Sections 7.3.6 of the Zoning Bylaw.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicants and their representatives, and having considered the technical analysis, and all supplemental information, the Town Planner makes the following findings:

1. On August 29, 2017, an application was filed by High Street Associates LP, pursuant to Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application"). The Town Planner reviewed the application and considered it complete on August 29, 2017.
2. On August 31, 2017 the Application was forwarded to the Building Commissioner for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval pursuant to Section 7.3.6 of the Westwood Zoning Bylaw.

3. On August 31, 2017, the Building Commissioner determined that the proposed alterations were minor in nature, and that the Application would be subject to review and approval by the Town Planner pursuant to Sections 7.3.6 of the Zoning Bylaw.
4. On September 1, 2017, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
5. The subject property consists of approximately ~46,174 SF located at 719, 725-745 High Street and is shown as Map 14, Lots 157 & 158 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
6. On August 18, 2015, the Planning Board approved an Environmental Impact & Design Review (EIDR) and Special Permit at this property for an orthodontist office use, exterior alterations related to the dentist office use, and parking lot alterations for shared parking at 54 Hartford Street.
7. The Applicant proposes to undertake alterations to an existing multi-tenant building by relocating the bank ATM from the building at 719 High Street into the former educational space on the first floor of 745 High Street, relocating the real estate office to the adjacent space, and interior alterations to provide a ~436 SF barber shop in the former real estate office space, at 725-745 High Street, Westwood, MA 02090. The bank ATM space will be ~200 SF and the office space for Gibson Sotheby's is ~2,207 SF.
8. The property is located in the LBA (Local Business A) Zoning District. The change of use from professional service establishment [Gibson Sotheby's] to personal service establishment [barber shop] is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw
9. The required number of parking spaces is within the 82 located at 719, 725-745 High Street. Personal Service Establishments requires two (2) parking spaces and the professional establishment requires six (6) off-street parking spaces.
10. 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 residential properties, and will be consistent with all applicable standards set forth in Section 7.3.8 of the Westwood Zoning Bylaw.

DECISION

The Town Planner hereby submits an Administrative Environmental Impact and Design Review (EIDR) **Approval** pursuant to Sections 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor and the following related submissions filed by or on behalf of the Applicants in the Office of the Planning Board on August 29, 2017:

1. Plan set entitled "725 High Street, Partial Interior Redemise, 725 High Street", prepared by BKA Architects, dated August 4, 2017.
2. Floor plan, undated, no title.
3. EIDR Application and Narrative prepared by High Street 109 Associates dated August 25, 2017, received by the Planning Department on August 29, 2017.

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



Abigail McCabe
Town Planner

DATED: September 1, 2017