

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Trevor W. Laubenstein, Chairman
David L. Atkins, Jr., Vice Chairman
Steven H. Olanoff, Secretary
Brian D. Gorman
Michael L. McCusker



Abigail McCabe, Town Planner
amccabe@townhall.westwood.ma.us
(781) 251-2581

Janice Barba, Planning & Land Use
Specialist
jbarba@townhall.westwood.ma.us
(781)-320-1366

PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
789 Clapboardtree Street – ARC of South Norfolk
September 12, 2017**

APPLICANT: Andrew T. Weaver, AIA
On Behalf of ARC of South Norfolk
1620 Massachusetts Avenue
Lexington, MA 02420

PROPERTY OWNER: The Arc of South Norfolk/Lifeworks, Inc.
South Norfolk County Association
789 Clapboardtree Street
Westwood, MA 02090

PROPERTY LOCUS: The ARC of South Norfolk
789 Clapboardtree Street, Westwood, MA 02090
Assessor's Map 22, Lot 081

Town of Westwood
Clapboardtree Street, Westwood, MA 02090
Assessor's Map 22, Lot 052

2017 SEP 12 A 11:20
TOWN CLERK
TOWN OF WESTWOOD

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to undertake certain alterations to the ARC of South Norfolk, Inc. to install a four-five (4-5) foot wide asphalt walkway around the south side of the building to connect the existing sidewalk on the north side of the building to the rear parking area around the building at 789 Clapboardtree Street, Westwood, MA 02090. The five (5) foot asphalt walkway is also proposed to extend ~50 ft. over a portion of the abutting 23 acre property owned by the Town of Westwood known as Assessor's Map 22, Lot 052.

The property is located in the SRE (Single-Residence E) Zoning District, and AAOD (Access Approval Overlay District). Said facility use is permitted in the SRE District, subject to Limited Environmental Impact Design Review (EIDR) of an exempt use, 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 May 16, 2017, an application was filed by Andrew Weaver on behalf of the ARC of South Norfolk, Inc., 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 May 16, 2017.
2. On May 26, 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 May 26, 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 May 26, 2017, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
5. At a meeting on August 2, 2017 with the Town Administrator, Town Planner and the Applicant, President and CEO of Lifeworks Inc. & the ARC of South Norfolk, the Applicant requested an easement from the Town to permit the asphalt walkway. The Applicant was agreeable to the possibility of shared parking in the lot serving 789 Clapboardtree Street if the Town's lot were to be developed in the future.
6. On August 14, 2017, the Board of Selectmen considered an easement request from the ARC of South Norfolk for a fifteen (15) foot wide easement across a portion of the Town's property located at Assessor's Map 22, Lot 052 to allow the sidewalk. The grant of easement is subject to the Planning Board, Sewer Commission, and Town Meeting authorization. The grant of easement request is anticipated to be considered at a Special Town Meeting in November 2017.
7. The subject property consists of approximately 7.5 acres located at 7.5 acres and is shown as Map 22, Lot 081 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
8. The Applicant proposes to undertake certain alterations to the ARC of South Norfolk, Inc. to install a four-five (4-5) foot wide asphalt walkway around the south side of the building to connect the existing sidewalk on the north side of the building to the rear parking area on the west of the building at 789 Clapboardtree Street, Westwood, MA 02090. The five (5) foot asphalt walkway is proposed to extend ~50 ft. over a portion of the abutting 23 acre undeveloped parcel owned by the Town of Westwood known as Assessor's Map 22, Lot 052, which includes a 20-foot wide sewer easement. The project also proposes a 3-foot fence is proposed around the gardens beds on the south side of the building and two eight foot light posts.
9. The property is located in the SRE (Single-Residence E) Zoning District, and AAOD (Access Approval Overlay District). Said facility use is permitted in the SRE District, subject to Limited Environmental Impact Design Review (EIDR) of an exempt use, pursuant to Section 7.3 of the Westwood Zoning Bylaw.
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 originally on May 16, 2017:

1. Plan set entitled "A Place of Our Own The SNCARC, 789 Clapboardtree Street, Westwood, Massachusetts", prepared by Weaver & Associates Architects, Sheet A1.1 "New Walkway Plan" and Sheet A1.1 "Composite Floor Plan", revised through August 3, 2017.
2. EIDR Application and Narrative prepared by Daniel J. Purke, President and CEO and Andrew T. Weaver, AIA dated May 16, 2017, originally received by the Planning Board on May 16, 2017.
3. Proposed Post Light for 789 Clapboardtree Street-Minor Construction Project, dated May 26, 2017.
4. Letter from Daniel Burke, President/CEO of The Arc of South Norfolk to Abigail McCabe, dated June 7, 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. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, and with all conditions of prior approvals, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. This project is subject to obtaining an easement from the Town for the sidewalk.
3. The lights along the walkway shall be turned off by 10:00 pm.
4. The Applicant is responsible for filing with any other town, state or federal agency, board or commission as may be required such as the Conservation Commission, Sewer Commission, Board of Selectmen, or Town Meeting that may be required for this project.
5. 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 12, 2017

