

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD
ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
1472 High Street
July 25, 2017

APPLICANT: Phillip Eramo, Jr.
PROPERTY OWNER: Phillip Eramo, Jr.
77 Mill Street
Westwood, MA 02090
PROPERTY LOCUS: 1472 High Street
Assessor's Map 34, Lot 051

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to enclose the ~281 Sq. Ft. front porch to expand the retail space for the tenant located on the first floor at 1472 High Street, Westwood, MA 02090.

The property is located in the LBA (Local Business A) zoning district. Said facility use of a Woman's Boutique is considered retail sales and services use and is permitted in the LBA zone, 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 July 21, 2017, an application was filed by Phillip Eramo, Jr., 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 July 25, 2017.
2. On July 21, 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 July 21, 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 July 21, 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 1,987 Sq. Ft. located at 1472 High Street and is shown as Map 34, Lot 051 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
6. On May 29, 2007, the Planning Board granted EIDR approval for the construction of a second story addition to expand the existing accessory apartment. Since the second story addition constituted an exterior change to a commercial structure, the project also required EIDR review, pursuant to Section 7.3.
7. On February 21, 2007, the Zoning Board of Appeals granted a Special Permit for the alteration of a non-conforming use to expand the accessory apartment and for the addition to the non-conforming structure, pursuant to Sections 4.5.2 and 4.5.3 of the Zoning Bylaw.
8. The Applicant now proposes to enclose the existing 33 ft. by 8 ft. front porch to provide an additional 264-281 Sq. Ft. of retail space for the first floor women's boutique located at 1472 High Street in Westwood, MA 02090.
9. Eight (8) parking spaces are required, pursuant to Section 6.1 of the Zoning Bylaw and the property provides twelve (12) parking spaces associated with the uses. The locations of the parking spaces partially in the right-of-way are pre-existing nonconforming.
10. The property is located in the LBA (Local Business A) Zoning District. The proposed exterior modifications to the existing retail sales and services facility are permitted, subject to EIDR (Environmental Impact Design Review) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.
11. 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 Section 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 July 25, 2017:

1. Plan set entitled "Building Permit Plan of Land in Westwood, MA", prepared by Colonial Engineering, Inc., dated July 14, 2017.
2. EIDR Application and Narrative prepared by Phillip Eramo, Jr., dated June 28 2017, received by the Planning Board on July 25, 2017.
3. Existing Front Elevation for 1472 High Street, Westwood, MA, undated, sheet 1.
4. Existing Side Elevation, 1472 High Street, Westwood, MA, undated sheet 2.
5. Proposed Front Elevation, Conceptual Image, 1472 High Street, undated, sheet 3.

6. Proposed Side Elevation, Conceptual Image, 1472 High Street, Westwood, MA, sheet 4.
7. Conceptual Image, 1472 High Street, Westwood, MA, undated, sheet 5.

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. The dumpster and recycling containers shall be screened from view by a six (6) ft. fenced enclosure solidly constructed of wood or wood-like material and shall comply with the Board of Health Dumpster Regulations. Use of chain-link is prohibited. The dumpster enclosure shall not be located in any of the required parking spaces. The dumpster enclosure shall be completed prior to issuance of a certificate of occupancy for this project.
3. 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: July 25, 2017

