TOWN OF WESTWOOD

COMMONWEALTH of MASSACHUSETTS

Trevor W. Laubenstein, Chairman
David L. Atkins, Jr., Vice Chairman
Steven H. Olanoff, Secretary
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PLANNING BOARD

MINOR MODIFICATION OF PROJECT DEVELOPMENT (PDR) APPROVAL
64 University Avenue
Map 33 & Lot 057

June 27, 2017

The Planning Board of the Town of Westwood hereby ***approves*** the Minor Modification of the 2015 Project Development Review Approval for the Courtyard by Marriott as described in the application and amended below therefore filed with the Planning Board by or on behalf of TMI Hospitality on June 16, 2017, and associated materials made part of the record.

APPLICANT: TMI Hospitality for Courtyard by Marriott
4850 32nd Avenue South
Fargo, ND 58104

PROPERTY OWNERS: TMI of Westwood LP
4850 32nd Avenue South
Fargo, ND 58104

PROPERTY LOCUS: 64 University Avenue
Assessor's Map 33 and Lot 057

BACKGROUND AND PROJECT SUMMARY

The Applicant submitted a request for a minor modification to the previously approved 2015 Project Development Review (PDR), which was originally granted by the Planning Board on October 20, 2015. The purpose of this minor modification is to request the Planning Board consider an interim site plan layout to allow the hotel to open prior to completion of the sidewalk along the easterly property line.

The only modification associated with this request is to defer the final paving for the sidewalk between the hotel's property and the train station parcel to allow the hotel to open with interim conditions. The interim plan includes four inch layer of loam and seed, and delaying the painting of the crosswalk until permission for the sidewalk is granted by the Amtrak as shown on the interim site plan sheets C-112, C-111, C-122, and SK-01 prepared by Tetra Tech. Once approval is granted from Amtrak, the Master Developer will construct the sidewalk, stripe the crosswalk, and remove the temporary barrier where the proposed sidewalk and crosswalk meet.

APPLICATION AND PLANS

The Planning Board evaluated the request for the Courtyard Marriott's PDR Minor Modification of 2015 application to permit interim site layout, which application was originally filed by or on behalf of the Applicant in the Planning Office on June 16, 2017, and the following related submissions ("Project"):

1. Plan entitled "University Station – Proposed Hotel – PDR Submittal, Development Area B of the University Station Master Development Plan" prepared by Tetra Tech, dated July 2, 2015, last revised June 15, 2017.

   Sheet C-112 - Site Development Plans, Interim Site Layout Plan Sheet
   Sheet C-122 – Site Development Plans, Interim Grading and Drainage
   Sheet C-111 – Site Development Plans, Site Layout Plan (last revised 11/12/15)
   Sheet SK-01 – Interim Sidewalk Plan

2. Request for Minor Modification submitted by Nathan Cheal of Tetra Tech, Inc. to Town of Westwood Planning Board, Re: University Station, Courtyard by Marriott – Minor Adjustment to the Site Plan, dated June 15, 2017, received by June 16, 2017.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicant, the Town of Westwood Planning Board has determined that the Application complies with the requirements of the Planning Board's Rules and Regulations; the Planning Board makes the following procedural findings and project findings:

FINDINGS:

1. Westwood Planning Board members David L. Atkins, Jr., Michael L. McCusker, Steven H. Olanoff, and Trevor W. Laubenstein deliberated on the Application at a duly authorized meeting on June 27, 2017 and found the proposal to be a minor modification.

DECISION

At a meeting on June 27, 2017, the Planning Board evaluated the Application in relation to the above findings, and did this day by a vote of three (3) in favor, none (0) opposed, and one (1) abstention voted to ***approve*** the Modification from TMI Hospitality to defer the final paving of the sidewalk and final painting of the crosswalk until Amtrak grants permission for the sidewalk with the following conditions:

1. The submitted plans prepared by Tetra Tech shall be revised to remove the proposed temporary section of guard rail and replace with a bush or similar planting to block access to the area where the sidewalk meets the crosswalk.
2. No grading changes south of the sidewalk were approved and the interim site plans shall be revised to reflect the final paving and the temporary planting to block access are the only modifications approved.

3. The crosswalk and sidewalk's final paving shall be completed once approval is granted by the abutting property owner.
4. Funds shall be held until the work is completed. The amount of funds shall be equivalent to final paving of the sidewalk on TMI's property.

RECORD OF VOTE

The following members of the Planning Board voted to ***approve*** the Minor Modification for an interim site plan layout: David L. Atkins, Jr., Michael L. McCusker, and Trevor W. Laubenstein.

The following members of the Planning Board voted to ***deny*** the Minor Modification for an interim site plan layout: None.

The following members of the Planning Board ***abstained*** from the vote for the Minor Modification for an interim site plan layout: Steven H. Olanoff.

Abigail McCabe, Town Planner

DATED: 7/21/17