

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



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PLANNING BOARD

MINOR MODIFICATION OF FMUOD SPECIAL PERMIT
321 Washington Street (fka # 301-315, 317 & 323)
Map 23 & Lot 080 (formerly lot 77)

June 19, 2017

The Planning Board of the Town of Westwood hereby **approves** the Minor Modification of the original FMUOD Special Permit approved by the Planning Board on April 25, 2016, by altering the proposed first floor plan sheet A-1.1 to eliminate the mechanical arms at the garage entrance and exit as requested by Giorgio Petruzzello received on June 9, 2017, and associated materials made part of the record.

APPLICANT &: Petruzzello Properties, LLC
PROPERTY 21 Eastbrook Road
OWNER Dedham, MA 02026

PROPERTY 301-321 Washington Street (Building 2)
LOCUS: Assessor's Map 23 and Lot 080

BACKGROUND AND PROJECT SUMMARY

The Applicant submitted a request for a minor modification to the previously approved FMUOD Special Permit which was originally granted by the Planning Board on April 25, 2016. The modification request is to alter the garage traffic controls by eliminating the remote and motion activated nine (9) foot wide auto-gates at the entrance and exit to the underground parking garage as shown on the plan entitled "301-315 Washington Street, Westwood, MA, Proposed New First Floor Plan, Sheet A-1.1," prepared by McKay Architects, last modified April 7, 2016.

APPLICATION AND PLANS

On June 19, 2017, the Planning Board evaluated the request for the Minor Modification to the garage vehicle and traffic controls, which request was originally filed by or on behalf of the Applicant in the Planning Office on June 9, 2017, and the following related submissions ("Project"):

1. Electronic Mail to Abigail McCabe from Giorgio Petruzzello, Subject: Garage Gates, sent June 9, 2017.
2. Photographs of proposed mechanical garage door arms, photographs of alternative garage door.
3. Plan entitled "301-315 Washington Street, Westwood, MA, Proposed New First Floor Plan, Sheet A-1.1," prepared by McKay Architects, last modified April 7, 2016.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicant, the Planning Board makes the following procedural findings and project findings:

FINDINGS:

1. The Planning Board considered this Project Minor Modification in conformance with all conditions of the 2016 Special Permit and the conditions of 2016 approval remain in full force and effect.
2. Westwood Planning Board members Brian D. Gorman, Steven H. Olanoff, Michael L. McCusker, David L. Atkins, and Trevor W. Laubenstein deliberated on the Application at a duly authorized meeting on June 19, 2017.
3. The approved pedestrian audible alert system as shown on the approved plans is not proposed to change.

DECISION

At a meeting on June 19, 2017, the Planning Board evaluated the Application in relation to the above findings, and did this day by a vote of four (4) in favor and one (1) opposed, voted to **approve** the modification request to eliminate the remote and motion activated auto-gates from the entrance and exit of the parking garage with the following conditions.

CONDITIONS

1. There shall be two automatically activated signs facing the Washington Street sidewalks (north and south) alerting pedestrian of exiting vehicles.
2. A lighted automatically activated stop sign and a pedestrian crossing sign shall be installed on the exit ramp.
3. The word "STOP" shall be painted on the pavement on the ramp's exit lane before the sidewalk.
4. There shall be an auto-activated pedestrian audible alarm including red lights.
5. The parking garage shall have signage indicating the private or restricted parking and be visible from the road to prevent prohibited vehicles from backing up.
6. A final signage package with the above conditions shall be submitted to the Town Planner for review and approval prior to installation.
7. The Planning Board reserves the right to revisit the garage's safety measures and will review this further 90 days after full occupancy.

RECORD OF VOTE

The following members of the Planning Board voted to approve the Minor Modification: Brian D. Gorman, Steven H. Olanoff, Michael L. McCusker, and Trevor W. Laubenstein.

The following members of the Planning Board voted to disapprove the Minor Modification: David L. Atkins, Jr.



Abigail McCabe, Town Planner

DATED: June 23, 2017