

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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TOWN CLERK
OF WESTWOOD

PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
25 Southwest Park - Dogtopia
February 22, 2017**

APPLICANT: William Polk
35A Hartford Street
Dover, MA 02030

PROPERTY OWNER: Scott Ravelson
21 Southwest Properties, LLC
22 Comeau Street
Wellesley, MA 02481

PROPERTY LOCUS: 21-25 Southwest Park
Assessor's Map 17, Lot 66

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to perform interior renovations in the ~5,000 SF space for a commercial boarding kennel for dogs. Proposed exterior renovations include new doors and the construction of a 1,000 SF outdoor play area in the rear of the building located at 25 Southwest Park, Westwood, MA 02090.

The property is located in the HB (Highway Business) zoning district and WCOD (Wireless Communications Overlay District), and the FMUOD (Flexible Multiple Use Overlay District) over districts. Said facility for a Commercial Boarding/Training Kennel use is permitted in the HB 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 February 2, 2017, an application was filed by William Polk, 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 February 17, 2017 when the partial site plan detail was received.

2. On February 15, 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.
3. On February 17, 2017, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review after receipt of the partial site plan detail submitted (Sheet A-1.0 prepared by George J. Hartman Architects, P.C.).
4. The subject property consists of approximately 1.34 acres located at 21-25 Southwest Park and is shown as Map 17, Lot 066 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant proposes to undertake alterations to an existing building by renovating the interior space to use ~4,000 SF for a commercial dog kennel and ~1,000 SF unused or storage space at 21-25 Southwest Park, Westwood, MA 02090. Exterior alterations include new doors and the construction of a 25 ft. by 40 ft. outdoor play area at the rear south side of the building.
6. As proposed, available parking at 21-25 Southwest Park includes 58 parking spaces with 17 dedicated to the proposed dog kennel use. The proposed use requires 16 spaces for a 4,000 SF space or 20 spaces required for a 5,000 SF space, pursuant to Section 6.1.5.10 of the Zoning Bylaw. No other tenants are presently located in the building.
7. The property is located in the HB (Highway Business) Zoning District, and within the Wireless Communications Overlay District (WCOD) and Flexible Multiple Use Overlay District Southwest Park (FMUOD 2) zoning districts. The proposed modifications to the existing building are permitted, subject to EIDR (Environmental Impact Design Review) Approval, pursuant to Sections 7.3 of the Westwood Zoning Bylaw.
8. 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 February 2, 2017 and material submitted on February 17, 2017:

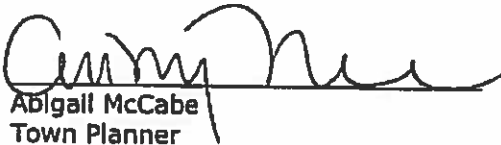
1. Plan set entitled "Plot Plan 21-25 Southwest Park, Westwood, Mass", prepared by R.E. Cameron & Associates, Inc. of Norwood, MA, dated December 29, 2016.
2. EIDR Application, narrative, and supplemental material prepared by William Polk dated February 2, 2017, received by the Planning Board on December 2, 2017.
3. Typical model floor plan schematic design and detail for the outdoor play area partial site plan, prepared by George J. Hartman Architects, P.C., submitted February 17, 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. The plan shall be revised to show the outdoor play area detail for 25 Southwest Park including the wall and material used for the ground cover and drainage.
3. The maximum height of the wall for the outdoor play area shall be no more than six (6) feet and shall be constructed of wood, stone or brick materials. Chain-link fencing is prohibited.
4. The outdoor play area shall have proper drainage with at least a depth of 12 inches of crushed aggregate stones and composite sand fill. Pet waste shall be cleaned up and disposed of on a regular basis to prevent odor or nuisance to abutting properties or neighboring tenants and shall follow the pet waste clean-up plan submitted with this application.
5. If additional parking is needed in the future the Applicant and/or property owner shall return to the Planning Board for a joint/shared parking or request a reduction in the required minimum parking spaces as allowed by Sections 6.1.9 and 6.1.10 of the Zoning Bylaw.
6. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or agency of the Town of Westwood such as the Kennel License with the Town Clerk, or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A § 9 and all applicable Planning Board rules and regulations.
7. Any alterations, modifications, deletions or amendments to the EIDR Approval shall be done in accordance with the requirements of M.G.L. Chapter 40A § 9.
8. 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: February 22, 2017

TOWN CLERK
TOWN OF WESTWOOD

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