

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)
315 University Avenue – Tristan Medical Enterprises PC
October 13, 2017

APPLICANT: c/o Ryan Welter, MD
Tristan Medical Enterprises PC
465 S. Washington Street
North Attleboro, MA 02760

PROPERTY OWNER: Westwood University Property LLC
117 Hammond Street
Chestnut Hill, MA 02467

PROPERTY LOCUS: 315 University Avenue
Westwood, MA 02090
Assessor's Map 37, Lot 14

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to undertake interior alterations to occupy ~2,500 sq. ft. of space for Office of a Doctor/Office of Health Care Professional on the second floor at 315 University Avenue in Westwood, MA 02090.

The property is located in the I (Industrial) Zoning District. Said facility use is permitted by-right, subject to Environmental Impact Design Review (EIDR) Approval due to the change of use from the former Business Service Establishment 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 September 27, 2017, an application was filed by Ryan Welter, pursuant to Sections 7.3 and 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 September 27, 2017.
2. On October 26, 2017 the electronic copy of 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 September 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. The subject property consists of approximately 2.62 acres located at 315 University Avenue and is shown as Map 37, Lot 14 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant proposes to undertake interior alterations to occupy ~2,500 sq. ft. on the second floor of the building for doctor office use at 315 University Avenue in Westwood, MA 02090. No exterior alterations other than signage are proposed with this application.
6. Available on-site parking is ~130 spaces. The proposed parking spaces are sufficient to meet the minimum parking requirements of Section 6.1 of the Westwood Zoning Bylaw (10 required for the Office of Doctor/Health Care Professional Use, 10 spaces have been provided for this specific use and ~130 on the property).
7. The property is located in the Industrial (I) Zoning District. The proposed change of use from the previous use as Business Service Establishment to an Office of a Doctor/Office of Health Care Professional use is subject to WCOD-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 September 27, 2017:

1. Plan set entitled "Westwood University Property LLC, 315 University Avenue, Westwood, Massachusetts", prepared by ALTA/ACSM Land Title Survey Plan, dated February 27, 2015 Sheet 1.
2. Floor plans, undated, no titles.
3. EIDR Application prepared by Ryan Welter, dated September 26, 2017, received by the Planning Board on September 27, 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 five accessible parking spaces shall be updated to be appropriately identified with signage to meet the requirements of 521 CMR 23.00.
3. The parking lot shall be painted as shown on the submitted plan and maintained as necessary.
4. Exterior lighting, except security lighting, shall be turned off an hour after the close of business, pursuant to Section 6.4.12 of the Zoning Bylaw.
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: October 13, 2017

