

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
345 University Avenue – DaTile
June 9, 2017**

TOWN CLERK
TOWN OF WESTWOOD

APPLICANT: Robert Quintana
DaTile
14900 Landmark Blvd. Suite 640
Dallas, Texas 75254

PROPERTY OWNER: Westwood University Ave. LLC
505 University Avenue
Norwood, MA 02062

PROPERTY LOCUS: 345 University Avenue
Westwood, MA 02090
Assessor's Map 37, Lot 13

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to renovate the interior of the existing ~35,866 SF building for office, showroom/retail sales, and warehouse space for DaTile to be located at 345 University Avenue, Westwood, MA 02090. Exterior alterations include adding two loading dock doors, one with a ramp, on the south side of the building and increasing a third door on the south side of the building from 8 ft. to 12 ft. in height. The parking lot will be re-stripped for 48 parking spaces.

The property is located in the Industrial zoning district and the FMUOD-1 and WRPOD overlay districts. Said facility retail sales, office, and warehouse use are permitted in the Industrial. The change from the previous uses as a recreation facility and parking lot alterations are 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 May 25, 2017, a complete application was filed by Robert Quintana, pursuant to Sections 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 May 25, 2017.

2. On June 9, 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 June 9, 2017, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
4. The subject property consists of approximately 2.6 acres located at 345 University Avenue and is shown as Map 37, Lot 013 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. A multi-purpose indoor and outdoor recreational facility use was previously on the property and granted EIDR approval from the Planning Board in February 2007.
6. The Applicant proposes to renovate the interior of the existing 35,866 SF building for office, showroom/retail, and warehouse space for DalTile to be located at 345 University Avenue, Westwood, MA 02090. Exterior alterations include adding two loading dock doors by recovering the former loading docks, and adding a ramp on the south side of the building and enlarging a third door on the south side of the building from 8 ft. to 12 ft. in height. The parking lot will be re-stripped for 48 parking spaces.
7. The property is located in the I (Industrial) Zoning District, and within the FMUOD-1 and WRPOD. The proposed change of use with interior renovations and minor exterior modifications to the existing parking layout are subject to an Administrative Environmental Impact and Design Review (EIDR), pursuant to Section 7.3.6 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 May 25, 2017:

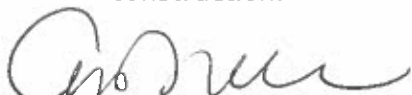
1. Plan set entitled "345 University Avenue, Westwood, MA 02090", prepared by Robert Quintana Architects, Dallas Texas dated March 24, 2017, revised sheet A0.1 received June 8, 2017, consisting of 31 sheets. Sheet A0.1 As-Built Plan and Site Plan, revised version received June 8, 2017.
2. EIDR Application and Narrative prepared by Robert Quintana on behalf of DalTile, dated May 24, 2017, considered complete by the Planning Board on May 25, 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. No outdoor storage of any kind has been requested or approved with this application.
3. The accessible spaces shall be clearly indicated with signage at the head of the space.
4. The Applicant shall re-stripe the parking lot for forty-eight parking spaces and maintain the line painting as needed.
5. All wall mounted light fixtures shall be no higher than fifteen (15) feet and turned off an hour after the close of business.
6. If any exterior dumpster is proposed for trash and recycling it shall not be located in any of the required parking spaces and shall be licensed through the Board of Health. The dumpster shall be located within an enclosure that is solidly constructed of wood, stone, or brick and gated. No chain-link is permitted.
7. Any future proposal or requirement to expand the parking lot for compliance with Section 6.1 [Off-Street Parking] or alterations to the parking lot greater than line painting will require the Applicant/Property Owner to upgrade the parking lot to meet the current stormwater management standards and file with the stormwater authority, pursuant to Westwood General Bylaws Chapter 350.
8. 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 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.
9. Prior to issuance of a building permit the Applicant shall submit to the Health and Building Departments proof of completion of an asbestos survey pursuant to Massachusetts Department of Environmental Protection (MassDEP).
10. Applicant shall promptly repair any damage which Applicant causes to sidewalks, street pavement, signs or other fixtures or features within the public right of way, after obtaining permission from the Town. Such repairs shall be performed to Town of Westwood standards.
11. 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: June 9, 2017

