

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
256 Washington Street – PetruzzIELLO Properties, LLC
November 28, 2017**

APPLICANT: PetruzzIELLO Properties, LLC
21 Eastbrook Road
Dedham, MA 02026

PROPERTY OWNER: Save as Applicant

PROPERTY LOCUS: 256 Washington Street, Westwood, MA 02090
Assessor's Map 23, Lot 184

TOWN CLERK
TOWN OF WESTWOOD

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BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to make interior renovations to accommodate a ~716 SF barber shop and ~294 SF retail or office space on the first floor located at 256 Washington Street, Westwood, MA 02090. No exterior alterations are proposed except signage.

The property is located in the GR (General Residence Zoning District). The space was previously used as a retail sales use and the existing two residential dwellings on the second floor are proposed to remain. The proposed personal service establishment use and retail or office use is permitted in the GR zone upon issuance of a special permit from the Zoning Board of Appeals for alteration to a nonconforming use, pursuant to Section 4.5.2.2 of the Zoning Bylaw and subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Zoning Bylaw.

The proposed alterations have been reviewed by the Building Inspector 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.

On October 18, 2017, the Zoning Board of Appeals granted approval for a special permit pursuant to Section 4.5.2.2 [Special Permit Required for Alteration to Nonconforming Use] to locate the personal service business in a space previously occupied by a retail business.

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 29, 2017, an application was filed by PetruzzIELLO Properties, LLC, 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 on November 17, 2017.

2. On November 28, 2017 the Application was forwarded to the Building Inspector 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 November 28, 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 9,066 SF located at 256 Washington Street and is shown as Map 23, Lot 184 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. On October 18, 2017, the Zoning Board of Appeals issued a special permit pursuant to Section 4.5.2.2 of the Zoning Bylaw [Special Permit Required for Alterations to Nonconforming Use] to permit the personal service establishment use in the space most previously occupied by a retail sales and services establishment.
6. The Applicant proposes to undertake interior alterations to accommodate a ~716 GSF barber shop on the first floor, ~294 GSF of space for retail or office space, and the two residential dwellings on the upper floor are proposed to remain at 256 Washington Street, Westwood, MA 02090.
7. The property is located in the GR (General Residence) Zoning District. The proposed modifications to the existing nonconforming use are subject to a special permit from the Zoning Board of Appeals, pursuant to Section 4.5.2.2 of the Zoning Bylaw and subject to EIDR (Environmental Impact Design Review) Approval, pursuant to Sections 7.3 of the Westwood Zoning Bylaw.
8. The parking on the property is currently unmarked but appears to be able to accommodate eight (8) vehicles. The change from one nonconforming use to another nonconforming use does not alter the parking requirements as both require one space for every 250 square feet. The proposed personal service use requires four (4) parking spaces, the retail/office space requires one (1) space, and the two residential dwellings require four (4) spaces for a total of eight (8) spaces required for the property, pursuant to Section 6.1 of the Zoning Bylaw.
9. 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 29, 2017:

1. Plan set entitled "Plot Plan, 256 Washington Street, Westwood, Massachusetts", prepared by R.E. Cameron & Associates, Inc. of Norwood, MA, dated August 8, 2017.

2. EIDR Application, Narrative, and Photographs, prepared by Petruzzello Properties, LLC dated September 29,, 2017, received by the Planning Board on September 29, 2017.
3. Cover Letter prepared by Peter A. Zahka, to Abigail McCabe, dated September 29, 2017.
4. Memorandum from Linda Shea, Health Director, to Abigail McCabe, Subject: 256 Washington Street - Special Permit under Section 4.5.2.2, dated October 3, 3017.

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 Applicant shall use a waste hauler licensed by the Westwood Board of Health to dispose of any construction debris.
3. The Applicant shall provide a portable toilet license by the Westwood Board of Health, if necessary during renovation and construction.
4. The Applicant shall conduct an asbestos survey in compliance with DEP Asbestos Regulations for interior renovations or demolition and shall submit proof of the survey to the Building and Health Departments with the building permit application.
5. The eight (8) parking spaces shall be identified with parking lot striping and maintained as necessary.
6. All exterior lights shall be turned off within an hour after the close of business.
7. 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: November 28, 2017

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