

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chairman
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David L. Atkins, Jr.
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)
341 Washington Street - Needham Bank
March 10, 2017**

APPLICANT: Needham Bank
P.O. Box 129
Needham, MA 02492

PROPERTY OWNER: Same

PROPERTY LOCUS: 341 Washington Street
Assessor's Map 23, Lot 075

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BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to undertake certain alterations to restripe the existing parking lot by remove three (3) spaces so there are a total of seventeen (17) off-street parking spaces for Needham Bank at 341 Washington Street, Westwood, MA 02090.

The property is located in the Local Business B (LBB) Zoning District. Said facility bank use is permitted in the LBB. The reconfiguration of the parking lot is 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 8, 2017, an application was filed by Needham Bank, 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 22, 2017.
2. On February 22, 2017 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 February 22, 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. On February 22, 2017, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
5. The subject property consists of approximately 30,271 S.F. located at 341 Washington Street and is shown as Map 23, Lot 075 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
6. On April 27, 2015, the Applicant received EIDR Approval to reconfigure the parking lot for twenty (20) parking spaces, install an interior planting island, and landscape improvements.
7. The Applicant proposes to undertake alterations to the existing parking lot by re-striping the spaces along the rear property line by removing three of the spaces so there are nine angled spaces and two 90 degree accessible spaces for eleven along the rear property line. The Application proposes a total of seventeen parking spaces at 341 Washington Street, Westwood, MA 02090.
8. The provided on-site parking spaces of seventeen (17) are sufficient to meet the minimum parking requirements of Section 6.1 (15 required for the 3,640 SF for bank use).
9. The property is located in the LBB Zoning District. The proposed modifications to the existing EIDR Approval are subject an Administrative EIDR, Section 7.3.6 of the Westwood Zoning Bylaw.
10. 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 8, 2017.

1. Plan set entitled "Site Plan of Land, Westwood, Mass", prepared by The MZO Group, dated March 19, 2008, revised August 25, 2015, and February 3, 2017.
2. EIDR Application prepared by Needham Bank, dated February 8, 2017, received by the office of the Planning Board February 8, 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 two trees in the front landscape area along Washington Street, the plantings in the interior island in the parking lot, and all landscaping as shown on the final approved Landscape Plan prepared by the MZO Group, dated April 8, 2015, last revised May 14, 2015 approved with the 2015 EIDR shall be completed by May 1, 2017.
3. 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: March 10, 2017

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