

Town of Westwood

Commonwealth of Massachusetts

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PLANNING BOARD

DECISION OF THE WESTWOOD PLANNING BOARD ON

~~PROJECT DEVELOPMENT REVIEW~~

TOWN CLERK
TOWN OF WESTWOOD

APPLICANT: Pulte Homes of New England, LLC
115 Flanders Road, Suite 200
Westborough, MA 01581

PROJECT ADDRESS: 110 University Avenue

BACKGROUND AND PROJECT SUMMARY

The Applicant received a project development review and special permit approval from the Planning Board for 100 condominiums within two buildings in a ~2.7 acre area (the "Project") within Development Area B of the University Station development on February 27, 2018. On July 24, 2018, the Applicant requested approval of a temporary sales trailer located at 110 University Avenue (Assessor's Map 33, Lot 056) on the east side of University Avenue for a temporary trailer and signage to serve as a sales office for the residences on the adjacent lot.

The property is located in the University Avenue Mixed Use Overlay District (UAMUD) and the Water Resources Protection Overlay District (WRPOD) zoning. The proposed temporary use for a sales trailer, parking, and signage is permitted as an accessory use, pursuant to Section 9.7.4.4.3 [Accessory Use Not Located on the Sale Lot as Principal Use] of the Westwood Zoning Bylaw.

Motion

On August 7, 2018, at a duly authorized meeting, the Planning Board voted 4-0 (Christopher Pfaff did not vote) to *approve* the proposed sales trailer, signage, and parking as outlined in the request from Mark C. Mastroianni of Pulte Homes of New England, LLC dated July 24, 2018 and on the plans entitled "Temporary Sales Landscape Plan" and "Temporary Sales Signage Exhibit" prepared by Bohler Engineering, revised through August 7, 2018 with the following conditions:

1. The parking area shall be paved.
2. The stormwater improvements as outlined in the August 3, 2018 memorandum from Philip Paradis and Chris Luppino of BETA Group shall be incorporated.
3. The parking spaces shall be painted.
4. The Applicant shall return to the Planning Board in one year [by August 7, 2019] to review the temporary use time frame and termination date.