

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

ADMINISTRATIVE APPROVAL
ADMINISTRATIVE ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
719 High Street – The Trendy Girl
October 3, 2018

APPLICANT: Desiree Jackson
277 North Avenue
Weston, MA 02493

PROPERTY OWNER: High Street 109 Associates LP
858 Washington Street, #309
Dedham, MA 02026

PROPERTY LOCUS: 719, 725-745 High Street, Westwood, MA 02090
Assessor's Map 14, Lot 157 & Lot 158

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to use the former bank space in the small building on the north portion of the lot for a ~200 sq. ft. retail sales establishment at 719 High Street in Westwood, MA 02090. No exterior alteration other than signage is proposed with this application.

The property is located in the LBA (Local Business A) zoning district. Said facility use for retail sales and service establishment less than 10,000 sq. ft. is permitted in the LBA. The change of use from bank/financial establishment to retail sales and service establishment is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed change of use with no exterior alterations other than signage 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:

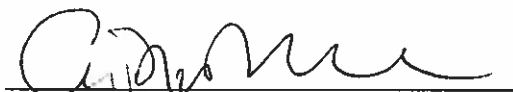
1. On September 11, 2018, an application was filed by Desiree Jackson, pursuant to Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application"). The Town Planner reviewed the application and considered it complete on October 3, 2018.
2. On October 3, 2018 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 October 3, 2018, 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 ~46,174 SF located at 719, 725-745 High Street and is shown as Map 14, Lots 157 & 158 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property"). The proposed use is in the small building known as #719 High Street.
5. On August 18, 2015, the Planning Board approved an Environmental Impact & Design Review (EIDR) and Special Permit at this property for an orthodontist office use, exterior alterations related to the dentist office use, and parking lot alterations for shared parking at 54 Hartford Street. On September 1, 2017, the Town Planner approved an Administrative EIDR for the former bank use to locate in the main building and for an office expansion and barber shop in the main building at 725-745 High Street.
6. The Applicant proposes to undertake interior alterations for a retail store in the ~200 sq. ft. space in the building at 719 High Street, in the former bank ATM space. No exterior changes are proposed.
7. The property is located in the LBA (Local Business A) Zoning District. The change of use from bank/financial establishment to retail sales and service establishment under 10,000 sq. ft. is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw
8. The required number of parking spaces for the former bank use and the proposed retail use is the same at one space per 250 sq. ft. located at 719, 725-745 High Street.
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 11, 2018:

1. Plan set entitled "Parking Plan, 719-749 High Street, Westwood, Massachusetts", prepared by United Consultants Inc. Stamped by Carlos Quintal, dated June 4, 2015 and revised through September 3, 2015.
2. EIDR Application and Narrative prepared by Desiree Jackson dated September 7, 2018 received by the Planning Department on September 11, 2018.



Abigail McCabe
Town Planner

DATED: October 3, 2018