

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
7 Clapboard Street – Temple Beth David
Bay State Textile
April 12, 2018**

APPLICANT: Howard Allen
7 Clapboardtree Street
Westwood, MA 02090

Paul Curry
Bay State Textile
520 Washington Street
Westwood, MA 02090

PROPERTY OWNER: Temple Beth David
7 Clapboardtree Street
Westwood, MA 02090

PROPERTY LOCUS: 7 Clapboardtree Street, Westwood, MA 02090
Assessor's Map 28, Lot 329

2018 APR 12 A 11:17
TOWN CLERK
TOWN OF WESTWOOD

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to locate an Unattended Donation Container (UDC) for the purpose of collecting textile items such as clothing, shoes, and linens with weekly pick up service. The items are to be deposited in a 6' x 3'6" bin, located on the grass area in the north easterly corner of the church property adjacent to the parking lot at 7 Clapboardtree Street in Westwood, MA 02090. No exterior alterations other than the proposed donation container are proposed to the building or parking lot with this application.

The property is located in the SRC (Single Residence C) zoning district. The property contains a religious uses are exempt uses permitted in the SRC. The placement of the Unattended Donation Container (UDC) is allowed in the SRC, subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw and subject to Board of Selectmen licensing approval.

The proposed location of the Unattended Donation Container (UDC) for the purpose of collecting used clothing and other textile items has been reviewed by the Building Commissioner and found to have little to no impact on the existing religious use. As such, the proposed placement of the UDC is 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 20, 2018, an application was filed by Howard Allen, Temple Beth David, 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 March 29, 2018.
2. On March 29, 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 March 29, 2018, the Building Commissioner determined that the proposed placement of a 6' x 3'6" donation container located on the grass area in the north easterly corner of the church property adjacent to the parking lot at 7 Clapboardtree Street is minor in nature, will not interfere with the minimum number of required parking spaces 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 March 29, 2018, 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 ~8.85 acres located at 808 High Street and is shown as Map 28, Lot 329 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
6. The Applicant proposes to place a 6' x 3'6" donation container located on the grass area in the north easterly corner of the church property adjacent to the parking lot at 7 Clapboardtree Street. The proposed location will not interfere with parking or vehicle circulation.
7. 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.

WAIVERS

1. A waiver of a submission of a site plan stamped by a certified land surveyor of recent date showing all existing conditions on the lot and proposed location of each Unattended Donation Container (UDC) was granted based on the proposed location. The Town Planner finds that the proposed location as hand noted on the certified site plan entitled "Layout and Materials Plan Sheet LR-1 prepared by Geller DeVellis Inc. dated June 3, 2005 was accurate based on a site visit on March 28, 2018 by the Town Planner. The proposed location will not interfere with the parking or traffic flow and meets the minimum required setbacks from the property line (6 ft. required for accessory structure less than 15 ft. in height).

DECISION

The Town Planner hereby submits an Administrative Environmental Impact and Design Review (EIDR) **Approval** for the proposed donation container as shown adjacent to the parking area, pursuant to Sections 7.3.6 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 Applicant in the Office of the Planning Board on February 20, 2018:

- 1. Plan set entitled "Layout and Materials Plan, Sheet LR-1", prepared by Geller DeVellis Inc. of Wellesley, MA dated April 12, 2005 and revised through June 3, 2005.
- 2. EIDR Application, Photographs, Aerial Google View.

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. There shall be no other signage associated with this container located on site. No other signage is proposed or approved with this approval.
- 2. The Unattended Donation Container shall continue to maintain the name, address, website, and current telephone number for the entity responsible for service and maintenance while in operation.
- 3. The Unattended Donation Container shall be located as shown on the submitted plans and shall remain compliant with the minimum six (6) foot property side yard setback at any time.
- 4. The donation container shall be cleaned daily and collected as often as necessary to prevent overflow of items.



Abigail McCabe
Town Planner

4/12/2018

Date

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