

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS



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**PLANNING BOARD**

**DECISION OF THE PLANNING BOARD  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)**

**APPLICANT  
& PROPERTY  
OWNER** Stagecoach Cross, L.P.  
858 Washington Street  
Dedham, MA 02026

**PROPERTY LOCUS:** 736 High Street  
Assessor's Map 14, Lot 132

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to install new timber curbing, landscaping, a bike rack, parking signage, pavement markings, and a subsurface infiltration system intended to improve parking and traffic flow at 736 High Street in Westwood, MA 02090. The application is also retroactive approval for parking lot alterations that expanded the rear parking area and reconfigured the parking spaces without prior EIDR approval in 2004.

The property is located in the Local Business (LBA) zoning district. Exterior renovations and alterations to a commercial property are subject to Environmental Impact and Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw.

**STATEMENT OF FINDINGS**

**PROCEDURAL FINDINGS:**

After having reviewed all the plans and reports filed by the Applicant and its representatives and having considered the technical analysis, supplemental information provided during the course of the public hearing, correspondence and testimony from representatives from various boards and commissions and departments within the Town of Westwood and from all other interested parties, the Town of Westwood Planning Board makes the following procedural findings and project findings:

1. On October 9, 2018 an application was filed by or on behalf of Stagecoach Cross, L.P., pursuant to Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application").
2. Pursuant to M.G.L. Chapter 40A, Section 9 and 11 and the applicable provisions of the Westwood Zoning Bylaw and the Rules and Regulations of the Westwood Planning Board (hereinafter "Rules and Regulations"), the Planning Board caused notice of the public hearing to be published in the *Westwood Press*, a newspaper of general circulation in Westwood, on October 5, 2018 and October 12, 2018. Notice

of the public hearing was posted in the Westwood Town Hall commencing on September 27, 2018, and continuing through the opening of the public hearing on October 28, 2018. Said notice of the public hearing was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on September 28, 2018.

3. The Planning Board provided copies of the Application to other Town of Westwood boards and commissions, departments and officials including, but not limited to, the Board of Health, Board of Selectmen, Building Commissioner, Conservation Commission, Department of Public Works, Fire Chief, Police Chief, Town Engineer, Historical Commission, and Pedestrian and Bicycle Safety Committee on October 2, 2018.
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Section 9 and 11, the public hearing on the Application commenced on October 23, 2018, in the Board of Selectmen's Meeting Room at the Westwood Town Hall 580 High Street, Westwood, Massachusetts, and was continued to November 27, 2018 in the Champagne Meeting Room at 50 Carby Street. The Planning Board closed the public hearing on November 27, 2018.
5. Westwood Planning Board Members David L. Atkins, Brian D. Gorman, Christopher A. Pfaff, Deborah J. Conant, and Michael L. McCusker deliberated on the Application at duly authorized meetings on October 23, 2018 and November 27, 2018.

#### **PROJECT FINDINGS:**

1. The subject property consists of approximately 17,141 S.F. located at 736 High Street, Westwood and is shown as Map 14, Lot 132 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. Presently, the project site contains a coffee shop use for Starbucks and a professional service establishment for a real estate office. The property has twenty four (24) parking spaces.
3. The Applicant proposes to install a timber curb, landscaping, parking signage, a bicycle rack, directional pavement markings, and a subsurface infiltration system intended to parking and traffic flow at 736 High Street, Westwood, MA 02090.
4. The application is also retroactive approval for parking lot alterations that expanded the rear parking area and reconfigured the parking spaces without prior EIDR approval in 2004. An application and hearing was held in June 2005 for the current site layout but the Application was withdrawn by the Planning Board on June 14, 2005. From 2004 to 2018, the property operated without an approved EIDR parking plan. This application and submitted plan seeks EIDR parking approval.
5. The Project Site is located within the Local Business (LBA) zoning district. The proposed site alterations are subject to Environmental Impact Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw.

6. 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 properties, and will be consistent with all applicable standards set forth in Section 7.3.8 of the Westwood Zoning Bylaw.

**WAIVERS:**

The Planning Board considered requests for the specific waivers listed below, and determined that such waivers will result in a substantially improved project; that such project will otherwise meet the performance and design standards set forth in this Section; and that such waivers will pose no substantial detriment to any adjacent property or proximate neighborhood, and will not nullify or substantially derogate from the intent or purpose of the Westwood Zoning Bylaw. The following waivers are hereby granted by the Planning Board:

1. Waiver of submission of the requirement to submit a traffic study prepared by a Registered Professional Engineer under Section 7.3.7.3 of the Westwood Zoning Bylaw. The Board finds this requirement is not necessary because the project proposes to improve parking congestion.
2. Waiver of submission of a rendering or drawing under Section 7.3.7.4 of the Westwood Zoning Bylaw. The Board finds this is not required since there are no building improvements proposed with this project.
3. Waiver of the requirement to provide the detailed proposed site plan showing all plantings, land features, topography, etc. required in Section 7.3.7.1 of the Westwood Zoning Bylaw. The Board finds this is not necessary for this proposal and a current site plan was submitted with this application.
4. Waiver of the requirement to provide a storm drainage report required by Section 7.3.7.1.6 of the Zoning Bylaw. The Board finds this requirement is not necessary for this project because the Applicant's proposal to install roof drains to capture runoff and collect water to flow into a subsurface infiltration system with a cultic recharge unit provides a substantial improvement by increasing clean groundwater recharge and reducing runoff to the Town's drainage system.
5. Waiver of submission of a presentation model required by Section 7.3.7.7 of the Westwood Zoning Bylaw.
6. Waiver of the requirement to provide an exterior lighting plan as required by Section 7.3.7.2 of the Zoning Bylaw.

## **DECISION:**

At a meeting on November 27, 2018, the Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a vote of five (5) in favor and none (0) opposed, hereby **grants** Environmental Impact and Design Review **Approval** pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor filed in the office of the Town Clerk on October 9, 2018, and the revised plan entitled "Site Plan, 736 High Street, Westwood, MA", prepared by United Consultants Inc., dated November 6, 2018, revised November 26, 2018 and subject to the Conditions stated herein, all of which are an integral part hereof:

## **CONDITIONS OF APPROVAL:**

1. The parking lot shall be restriped as shown on the submitted plan revised through November 26, 2018 (remove solid line on east side of front two parallel spaces with end and side markers only), paint directional arrow and the word "Exit" in the drive aisle, and repaint as necessary.
2. The timber curb shall be replaced as needed. If the timber curb is continuously damaged the owner shall install a bituminous curb.
3. The Town Engineer/Department of Public Works shall be contacted at least 48 hours in advance for an inspection during the installation of the subsurface infiltration system.
4. The Applicant shall remove and replace the bicycle rack with the "Inverted U", "Post & Loop" or "Circular Type" rack style to match the acceptable bike rack types as outlined in the Planning Board Bicycle Parking Standards approved April 10, 2018.
5. The drainage system shall be installed and completed by May 1, 2019.

## **APPLICATION AND PLANS**

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Planning Office and the Office of the Town Clerk on October 9, 2018. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. EIDR Application, narrative, and waiver request prepared by Stagecoach Cross, L.P., dated 9/26/18, received by the Town Clerk and Planning Department on October 9, 2018.
2. Plan entitled "Site Plan 736 High Street", prepared by United Consultants Inc., prepared for Stagecoach Cross LP, dated November 6, 2018, and revised November 26, 2018.
3. Plan entitled "Interim Cub Plan, 736 High Street, Westwood, Massachusetts", prepared for Stagecoach Cross LP, prepared by United Consultants, Inc., dated October 9, 2018.

4. Memorandum from Memorandum from Phil Paradis of Beta Group to Town Planner, Subject: 736 High Street – Starbucks Roof Infiltration System Design Review, dated November 21, 2018.
5. Electronic Mail from Ken Foscaldo, to Abigail McCabe, Subject: 736 High Street Hearing, Sent: October 21, 2018.

#### **RECORD OF VOTE**

The following members of the Planning Board voted on November 27, 2018 to grant EIDR Approval for the abovementioned Project: David L. Atkins, Brian D. Gorman, Christopher A. Pfaff, Deborah J. Conant, and Michael L. McCusker.

The following members of the Planning Board voted in opposition to EIDR Approval for the abovementioned Project: None.



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Abigail McCabe, Town Planner

December 19, 2018