

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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TOWN CLERK  
TOWN OF WESTWOOD

**PLANNING BOARD**

**ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)**  
**256 Washington Street – Petruzziello Properties, LLC**  
**February 13, 2018**

**APPLICANT:** Petruzziello Properties, LLC  
21 Eastbrook Road  
Dedham, MA 02026

**PROPERTY OWNER:** Save as Applicant

**PROPERTY LOCUS:** 256 Washington Street, Westwood, MA 02090  
Assessor's Map 23, Lot 184

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to make interior renovations to accommodate a ~716 SF barber shop and ~294 SF another personal service use on the first floor located at 256 Washington Street, Westwood, MA 02090. No changes are proposed to the existing two residential units on the upper floors. This application proposes modifications to the exterior of the building by replacing the existing windows with doors to create separate entrances for the two commercial uses, new windows, and modifying the placement of the walkway connecting to the new entrance.

The property is located in the GR (General Residence Zoning District). The space was previously used as a retail sales use and the existing two residential dwellings on the second floor are proposed to remain. The proposed personal service establishment uses are permitted in the GR zone upon issuance of a special permit from the Zoning Board of Appeals for alteration to a nonconforming use, pursuant to Section 4.5.2.2 of the Zoning Bylaw and subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Zoning Bylaw.

On October 18, 2017, the Zoning Board of Appeals granted approval for a special permit pursuant to Section 4.5.2.2 [Special Permit Required for Alteration to Nonconforming Use] to locate the personal service business in a space previously occupied by a retail business.

**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 January 5, 2018, an application was filed by Petruzziello Properties, LLC, pursuant to Sections 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (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 January 26, 2018 and February 2, 2018. Notice of the public hearing was posted in the Westwood Town Hall commencing on January 18, 2018, and continuing through the opening of the public hearing on February 13, 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 January 19, 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 January 18, 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 February 13, 2018, in the Cafeteria at Sheehan School, 549 Pond Street, and the Planning Board closed the public hearing the same evening.
5. Westwood Planning Board Members Trevor W. Laubenstein, David L. Atkins, Michael L. McCusker, and Brian D. Gorman deliberated on the Application at a duly authorized meeting on February 13, 2018.
6. The subject property consists of approximately 9,066 SF located at 256 Washington Street and is shown as Map 23, Lot 184 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
7. On October 18, 2017, the Zoning Board of Appeals issued a special permit pursuant to Section 4.5.2.2 of the Zoning Bylaw [Special Permit Required for Alterations to Nonconforming Use] to permit the personal service establishment use in the space most previously occupied by a retail sales and services establishment.
8. The Applicant proposes to undertake interior alterations to accommodate a ~716 GSF barber shop on the first floor, ~294 GSF tailor shop on the first floor, and the two residential dwellings on the upper floor are proposed to remain at 256 Washington Street, Westwood, MA 02090. Exterior modifications include replacing the existing windows with doors to create separate entrances for the two commercial uses, new windows, and modifying the placement of the walkway connecting to the new entrance.
9. The property is located in the GR (General Residence) Zoning District. The proposed modifications to the existing nonconforming use are subject to a special permit from the Zoning Board of Appeals, pursuant to Section 4.5.2.2 of the Zoning Bylaw and subject to EIDR (Environmental Impact Design Review) Approval, pursuant to Sections 7.3 of the Westwood Zoning Bylaw.
10. The parking on the property is currently unmarked but accommodates eight (8) vehicles. The change from one nonconforming use to another nonconforming use does not alter the parking requirements as both require one space for every 250 square feet. The proposed personal service use requires four (4) parking spaces, the retail/office space requires one (1) space, and the two residential dwellings require four (4) spaces for a total of eight (8) spaces required for the property, pursuant to Section 6.1 of the Zoning Bylaw.

11. 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

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 the strict adherence to the requirement providing a traffic study of Section 7.3.7.3 of the Westwood Zoning Bylaw. The Board finds this requirement is not necessary because the proposed renovations are minor and does not warrant the submission of a traffic study.
2. Waiver from the requirement to provide the Exterior Lighting Plan in Section 7.3.7.2 of the Zoning Bylaw. The Board finds this request not necessary because no lighting changes are proposed with this application and the owner stated during the public hearing that the new lights for the sign would be on a timer.
3. Waiver of the submission of the presentation model required in Section 7.3.7.7 of the Westwood Zoning Bylaw. The Board finds this requirement is not relevant to this application.

### DECISION

The Planning Board evaluated the Application in relation to the above findings, and as the approving authority, by a vote of four (4) in favor and none (0) opposed, hereby grants 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 January 5, 2018:

### 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. The Applicant shall use a waste hauler licensed by the Westwood Board of Health to dispose of any construction debris.
2. The Applicant shall provide a portable toilet license by the Westwood Board of Health, if necessary during renovation and construction.
3. The Applicant shall conduct an asbestos survey in compliance with DEP Asbestos Regulations for interior renovations or demolition and shall submit proof of the survey to the Building and Health Departments with the building permit application.
4. The parking spaces shall be identified with parking lot striping and maintained as necessary.

5. All exterior lights shall be turned off within an hour after the close of business.
6. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

**APPLICATIONS AND PLANS**

1. Plan set entitled "Plot Plan, 256 Washington Street, Westwood, Massachusetts", prepared by R.E. Cameron & Associates, Inc. of Norwood, MA, dated August 8, 2017.
2. EIDR Application, Narrative, and Photographs, prepared by Petruzziello Properties, LLC, received by the Planning Board on January 5, 2018.
3. Memorandum from Linda Shea, Health Director, to Abigail McCabe, Subject: 256 Washington Street – Environmental Impact and Design Review pursuant to Section 7.3 of Westwood Zoning Bylaw, dated January 30, 2018.

All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.



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Abigail McCabe  
Town Planner  
DATED: March 7, 2018

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TOWN OF WESTWOOD

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