



Town Of Westwood
Planning Department

MAY 30 2017

RECEIVED

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May 26, 2017
112408-1

Via Email and By Overnight Mail

Abigail McCabe, AICP
Town Planner
Town of Westwood
50 Carby Street
Westwood, MA 02090

Re: Gables Residential
85-91 and 95 University Avenue

Dear Abby:

We are counsel to Gables Residential in connection with the above-referenced property. Reference is made to the Planning Board's approval of the Gables alternative sign package consisting of three 32 square foot (4 ft by 8 ft) single-sided leasing signs, which approval is dated July 15, 2015, as modified December 10, 2015. Copies of the Planning Board's approval and the actual installed signs are enclosed. On behalf of Gables Residential, permission is hereby requested to extend the alternative sign package approval for an additional six (6) months to December 31, 2017.

Although Gables had anticipated that the project would be 95% leased by this time, it is only 80% leased. The bad late fall and winter weather kept many prospective tenants away. This was not limited to Westwood. Most apartment communities in the area experienced unusually slow leasing activity during that time. Gables hopes to make progress during the warmer months but, in order to do so, they will need the leasing signage until the project achieves stabilization of 95% leased. The leasing signage is critical to Gables' success as the majority of their prospective tenants are obtained from "drive-by signage." This is especially important in Westwood where there are not many rental communities and, without the leasing signage, the Gables buildings could easily be mistaken for condominiums.

Please let me know if you have any questions or comments. Thank you.

Very truly yours,

John P. Dougherty

JPD2:tas
Enclosure
cc: Jorgen Punda
Joseph Shea
3591303.2

PLANNING BOARD APPROVAL

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chairman
Steven H. Olanoff, Vice Chairman
Trevor W. Laubenstein, Secretary
Bruce H. Montgomery
John J. Wiggin



Abigail McCabe, Town Planner
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(781) 251-2581

Janice Barba, Planning & Land Use
Specialist
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(781)-320-1366

PLANNING BOARD

**UNIVERSITY AVENUE MIXED USE DISTRICT
PROJECT-SPECIFIC ALTERNATIVE SIGN PACKAGE**

Gables Residential, Development Area 2 – 85-91 and 95 University Avenue

At a meeting of the Westwood Planning Board held on July 7, 2015

Motion made by Planning Board Member Bruce H. Montgomery, as follows:

I move that, pursuant to Section 9.7.10.15 of the Westwood Zoning By-Law, the Planning Board vote to approve the alternative sign package for the two 32 Sq. Ft. (4 ft. x 8 ft.) single-sided leasing signs to be installed on the north and south side of the Gables Residential building facing University Avenue as described in the letter from Gables dated June 30, 2015 with the following condition:

1. The leasing signs shall be removed by December 31, 2016, unless written permission for an extension up to an additional six (6) months [to June ~~30~~, 2017], is granted by the Town Planner.

30 *Am*

Motion seconded by Planning Board Member John J. Wiggin.

Record of Vote:

The following members of the Planning Board voted to issue this Alternative Sign Package Approval: Christopher A. Pfaff, Steven H. Olanoff, Bruce H. Montgomery, and John J. Wiggin.

Certification:

The undersigned hereby certifies that the above is a true and complete copy of the Board's decision and that said decision and any plans and materials referred to therein have been filed with the Planning Board and the Town Clerk.

Abigail McCabe
Town Planner
DATED: July 15, 2015

TOWN CLERK
TOWN OF WESTWOOD

2015 JUL 15 P 1:08

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chairman
Steven H. Olanoff, Vice Chairman
Trevor W. Laubenstein, Secretary
Bruce H. Montgomery
John J. Wiggin



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PLANNING BOARD

**UNIVERSITY AVENUE MIXED USE DISTRICT
PROJECT-SPECIFIC ALTERNATIVE SIGN PACKAGE MODIFICATION**

Gables Residential, Development Area 2 – 95 University Avenue

At a meeting of the Westwood Planning Board held on November 17, 2015

Motion made by Planning Board Member Trevor W. Laubenstein, as follows:

I move that, pursuant to Section 9.7.10.15 of the Westwood Zoning By-Law, the Planning Board vote to approve the modification to the July alternative sign package to allow third 32 Sq. Ft. (4 ft. x 8 ft.) single-sided leasing signs to be installed on the south side of the Gables Residential building facing the Core Development Area 1 as described in the letter from Gables dated November 12, 2015 with the following condition:

1. The leasing signs shall be removed by June 30, 2017, unless written permission for an extension up to an additional six (6) months [to December 31, 2017], is granted by the Town Planner.

Motion seconded by Planning Board Member Steven H. Olanoff.

Record of Vote:

The following members of the Planning Board voted to issue this Alternative Sign Package Approval: Christopher A. Pfaff, Steven H. Olanoff, and Trevor W. Laubenstein.

Certification:

The undersigned hereby certifies that the above is a true and complete copy of the Board's decision and that said decision and any plans and materials referred to therein have been filed with the Planning Board and the Town Clerk.

Abigail McCabe
Town Planner

DATED: December 10, 2015

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chairman
Trevor W. Laubenstein, Vice Chairman
Steven H. Olanoff, Secretary
David L. Atkins
Michael L. McCusker



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PLANNING BOARD

**UNIVERSITY AVENUE MIXED USE DISTRICT
PROJECT-SPECIFIC ALTERNATIVE SIGN PACKAGE**

Gables Residential, Development Area 2 – 85-91 and 95 University Avenue

I hereby approve the extension for the two 32 Sq. Ft. (4 ft. x 8 ft.) single-sided leasing signs to on the north and south side of the Gables Residential building facing University Avenue until June 30, 2017, as permitted in the Planning Board's July 7, 2015 approval for the project specific alternative sign package and in response to the Applicant's written request dated December 22, 2016.

A handwritten signature in cursive script, appearing to read "Abigail McCabe", is written over a horizontal line.

Abigail McCabe
Town Planner

DATED: December 27, 2016

PHOTOGRAPHS OF EXISTING SIGNS







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