



January 31, 2018

**TOWN OF WESTWOOD
PLANNING DEPARTMENT
CARBY STREET
WESTWOOD, MA**

**ATTENTION: Abigail McCabe
Town Planner**

**REFERENCE: Islington RFP Development
Washington Street, East Street and School Street
Westwood, MA
Responses to BETA comments 1.12.18**

Dear Ms. McCabe,

Please find attached revised drawings and response comments in response to review comments from BETA Group, Inc. and the meeting held on 1/23/18: Revised documents include Architectural drawings.

BETA COMMENTS:
(BETA comments are italicized with our comments following BOLD)

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Design Standards §9.5.15.2

1.2. Architectural Design: The structures are working toward creating a 'visually pleasing, unifying and compatible image', but there are a few non-harmonious elements which should be adjusted. On the rear elevation of the renovation to the existing CVS, as shown on sheet A2.3, the scale and slope of the central bay is disharmonious to the two end bays. An alternate roof form would be better suited at that location.

RESPONSE:

We have redesigned the rear elevation and simplified as suggested. We have also simplified the large gable on both the Washington Street elevation and rear elevation.

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ARCHITECTURAL DESIGN REVIEW

-The Proposed New CVS on the corner of Washington and School Streets (p.24 of pdf) will be a more marked

change, as the existing building is a saltbox colonial and the new CVS is a much larger building. As shown in the Rendering, the building has a walkable scale and approach and a lot of detail and trim providing visual texture. The consistent gable slope at window bays and entry portico are good. However, the Applicant did not include an architectural plan and elevations. These are needed to understand the building's configuration.

RESPONSE:

We have provided exterior elevations of the proposed CVS and the Site Plan indicates the size and shape of the plan.

The Applicant states that the Town will move the Wentworth Hall/Westwood Library Islington Branch to the School Street side. The applicant should show some illustration of that. To that end, given the scope of the project, a model would help to understand the scale of the proposed buildings. If a model cannot be produced, it is recommended four views of the project's 3D digital model be provided for to better understand the design.

RESPONSE:

A model is being prepared and new renderings are also being prepared and will be sent as soon as they are ready.

B1. Renumber the architectural drawings because there are several drawings that are different but have a duplicate number in the set.

RESPONSE:

We have renumbered drawings and separated into 3 buildings, Building A, new CVS, Building B, New Mixed Use Building, Building C, Renovation to old CVS.

B2. A1.1 Indicate slopes, mechanical ventilation, drainage, bollards (in particular at stairs and entrances) and turning radii on parking plan.

RESPONSE:

Site plans indicate information requested.

B3. A1.4 Illustrate windows on architectural plan.

RESPONSE:

The drawings attached indicate window openings.

B4. Provide a continuous streetscape elevation of Washington Street which could combine both sheets A2.1, but of course at the same scale. This will illustrate the rhythm of the pendentives and relative heights and scales.

RESPONSE:

This drawing has been included.

B5. On sheet A2.2 (p. 22 of pdf, Rear Elevation) indicate the overall building height.

RESPONSE:

This information has been provided.

B6. A-2.2 (p. 28 of pdf) Provide the dimension from ridge to grade in the Right Side Elevation

RESPONSE:

This information has been provided.

B7. A-2.3 (p. 29 of pdf) Provide overall height from grade to ridge line. Remove awnings at the portico, as they are redundant and take away from the portico.

RESPONSE:

This information has been provided and awnings removed.

B8. Submit an architectural plan and elevations for the New CVS at the Corner of Washington and School Streets.

RESPONSE:

This information has been provided.

B9. Either provide a physical model or four birdseye views of the 3-dimensional digital model of the site.

RESPONSE:

As noted above, we have contracted with a model maker and a physical model is being developed along with 3d renderings

If you have any questions please do not hesitate to call.

Very truly yours,

Michael McKay

cc: G. Petruzzello
P. Zahka

Phone: (978) 657-9714
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February 2, 2018

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

Re: Islington Center – Mixed-Use Development Peer Review
Response to BETA's Review Comments, Dated: January 12, 2018

Dear Ms. McCabe:

On behalf of the applicant, Petruzzello Properties, GCG Associates, Inc. is submitting Revision #2 plan set for the above referenced site. The intention of this revision is to address the peer review comments provided in BETA's peer review letter dated January 12, 2018, RE: Islington Center – Mixed-Use Development Peer Review to the Westwood Planning Board. GCG's responses are provided in **bold** following original review comments. Supporting plans and documents are enclosed herein:

- Site Plans (14 sheets) Islington Village Site Plans MA, prepared by GCG Associates Inc. and dated December 12, 2017, revised February 1, 2018.

BETA comments are as follows with GCG Associates, Inc. comments in bold.

1. D-1 Provide documentation that the safety control officer has determined there is sufficient separation between the two structures; the proposed mixed use building and existing commercial retail building to remain. **Response: Plans have been revised to provide the 15' separation required.**
2. P1. Provide required (including ADA) and proposed condition parking space table for each side on plans. **Response: Parking tables added to plans.**
3. P2. Provide note on plans indicating nine existing spaces in the municipal lot which are reserved for Wild Blossom restaurant at 301 Washington Street per a 2012 Planning Board decision and four spaces allocated to Bertie's Creative Creamery at 305 Washington Street per a 2016 Administrative EIDR decision. **Response: Alotted spaces are included in proposed parking tables.**
4. P3. Plans indicate 60 degree parking spaces not 30 degrees as indicated on typical line striping detail, verify and revise as necessary. **Response: Angled parking removed from layout and detail.**

5. P4. Provide spot grades for handicap spaces and accessible route to show conformance with ADA standards. **Response: Spot grades added.**
6. P5. Provide separate plan to show proposed parking garage access and layout. **Response: Not yet completed.**
7. P6. Revise proposed dumpster location in the East Street Side parking lot so that it is not blocking existing residential driveways or access. **Response: Dumpster proposed in new location.**
8. P7. Modify angled parking spaces in the new municipal parking lot to meet the Town of Westwood parking Design Standards (30°, 45°, 60° or 90°). **Response: Any angled parking implemented back into design will follow these standards.**
9. P8. Indicate on the plans which parking spaces are intended for the municipal lot and which are for the Blue Hart Tavern. **Response: Municipal spaces identified, Blue Hart Tavern removed from plans.**
10. P9. Provide details for the new bench and bus shelter. **Response: Not yet completed. To be added to plans.**
11. P10. Indicate bus stop dimensions and signage on the plans. **Response: To be added to plans.**
12. P11. Provide letters from police and fire department that proposed design meets the Town's emergency access and safety requirements. **Response: Final layout to be approved. Letter will be sought and provided.**
13. P12. Provide bike rack detail in accordance with Westwood Bicycle Parking Design Requirements. **Response: Bike rack layouts are now shown to comply on plans with 2' separation from structures and appropriate distances, detail not yet added.**
14. P13. Provide additional bike racks in at CVS and retail uses on School Street side see FMUOD goal 9.5.1.4. **Response: Bike racks added at Library and renovated mixed use building.**
15. P14. Consider adding 5 foot buffer at property line adjacent to #3 Strafford Place. **Response: Landscaping buffer space increased landscaping to be added**
16. P15. BETA recommends granite curbing (instead of removable plastic parking bumpers) along east side of East Street side parcels and islands (adjacent to Stafford Place Residences. **Response: This will be considered and revised.**
17. P16. Provide a sight impervious screen of evergreen foliage at least 8 feet in height or a less dense planting of shrubs and trees complemented by a sight impervious fence of 5 to 8 feet in height. **Response: Landscaping buffer space increased landscaping to be added.**
18. P17. Provide detail for fences and dumpster enclosure. **Response: to be added to plan.**

19. P18. Verify that the proposed landscaped islands contain a minimum of 150 square feet
Response: Islands verified.

20. P19. Provide loading zone(s) for retail/commercial uses on East Street side. **Response: Client would like to explore option of on-street loading. If this can't be achieved in state highway layout, the 3 new parallel spaces along the east property line may be re-designated as on-site loading.**

21. P20. **Provide AutoTurns plans for emergency service vehicles and delivery trucks.**
Response: these will be generated and provided prior to the Feb. 13 PB meeting.

Should you have any questions or require any additional information, please contact our office at (978) 657-9714.

Respectfully Submitted,
GCG Associates, Inc.

Susan Harrington
Project Engineer