

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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



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TOWNSHIP CLERK
TOWN OF WESTWOOD

PLANNING BOARD

**UNIVERSITY AVENUE MIXED USE DISTRICT (UAMUD)
Modified Master Development Plan**

At a meeting of the Westwood Planning Board held on April 11, 2017

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

I move that, pursuant to Section 9.7.12.13 (b) [Permitted Modifications to Retail and Office Uses] of the Westwood Zoning Bylaw the Planning Board:

- (1) Votes to approve the request to modify Phase II Development Area B of the approved Master Development Plan entitled "University Avenue Mixed Use District, Master Development Plan," prepared by Tetra Tech, last revised March 22, 2013, which was originally approved pursuant to Article 1 of the May 6, 2013 Special Town Meeting. The Planning Board hereby accepts the modified plan entitled "University Avenue Mixed Use District, Modified Master Development Plan," prepared by Tetra Tech, last revised November 22, 2016.
- (2) Makes the approval based upon receipt and review of the following:
- (3) The documents on file with the Planning Board and in oral and written reports and other documentation delivered by the Town's consultants and the Proponent's consultants, including without limitation Cover letter dated January 20, 2017 from John Twohig to Westwood Planning Board, Project Narrative Statement and plans entitled "University Avenue Mixed Use District, Master Development Plan," prepared by Tetra Tech, last revised March 22, 2013. The modified plan entitled "University Avenue Mixed Use District, Modified Master Development Plan," prepared by Tetra Tech (sheet C-101), last revised November 22, 2016. Plan entitled "Modified Master Development Plan - Development Area B Enlargement", prepared by Tetra Tech dated November 22, 2016 (sheet C-102); "Phase II Master Site Layout Plan" prepared by Tetra Tech dated November 22, 2016 (Sheet C-900); "Phase II Master Site Grading and Drainage Plan" prepared by Tetra Tech dated November 22, 2016 (Sheet C-901); "Phase II Master Site Utility Plan" prepared by Tetra Tech dated November 22, 2016 (Sheet C-902); "Landscape Master Plan" prepared by Shadley Associates dated November 22, 2016; "Landscape Master Plan (Development Area B enlargement) prepared by Shadley Associates dated November 22, 2016 (Sheet L-100); "Pedestrian Circulation Diagram" prepared by Shadley Associates dated November 22, 2016. Memorandum from RKG Associates, Inc. to Nora Loughnane and Planning Board, Town of Westwood, MA Subject: University Station fiscal Impact Peer Review, dated April 7, 2017; Memorandum from Mark J. Fougere, AICP to Planning Board, Town of Westwood, RE: University Station - Westwood, Massachusetts Modified Master Development Plan - Update to Financial Analysis, dated March 17, 2017. Project review letter from Merrick Turner of BETA Group, Inc. to Christopher Pfaff, Chairman of Planning Board Re: Amended and Restated Application for Review and Approval of Modifications to University Station Master Development Plan, dated March 30, 2017. Perspective Views prepared by HFA, prepared for New England Development for University station, dated February 22, 2017. Memorandum prepared by Deputy Fire Chief

Michael F. Reardon to Abby McCabe, dated April 7, 2017. Aerial Views prepared by HFA Allevato, prepared for New England Development for University Station, dated February 1, 2017. Noise sound certification letter prepared by Peter H. Guldberg to Brian W. Dugdale, Re: University Station - Proposed Changes to Development Area B, dated October 31, 2016. Technical Summary prepared by Tetra Tech to Town of Westwood Planning Board, dated November 22, 2016. Pedestrian and Bicycle Safety Committee recommendation from March 23, 2017. Memorandum from Westwood Conservation Agent Karon Skinner Catrone to Abigail McCabe, re: University Station Master Development Plan, dated March 27, 2017. Response to BETA Comments from Tetra Tech to Paul Cincotta. Re: University Station, Amended and Restated Application for Review and Approval of Modifications to University Station Master Development Plan, Response to Peer Review Comments, dated April 7, 2017.

Motion seconded by Planning Board Member Michael L. McCusker.

Record of the Vote:

The following members of the Planning Board voted to issue this Conformance Determination: Christopher A. Pfaff, Trevor W. Laubenstein, David L. Atkins, Michael L. McCusker, and Steven H. Olanoff.

The following members of the Planning Board voted to oppose this Conformance Determination: None.

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.



Abigail McCabe
Town Planner
DATED: May 4, 2017

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TOWN CLERK
 TOWN OF WESTWOOD

Approved by Planning Board
 on 4/11/2017

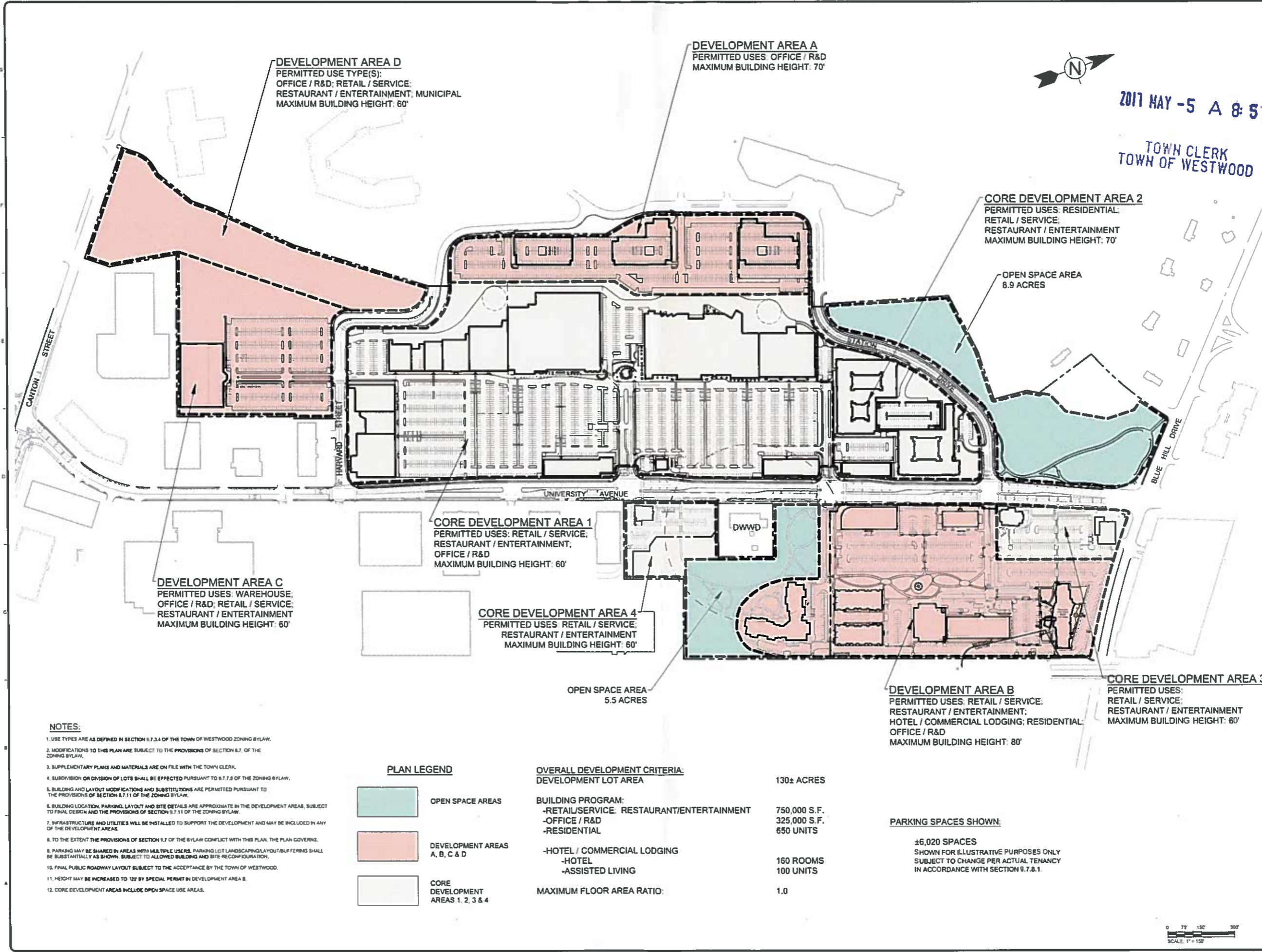
| MARK | DATE | DESCRIPTION |
|------|----------|--------------------------------|
| 1 | 12/11/12 | Final Master Development Plan |
| 2 | 11/20/12 | Revised Site Development Plans |
| 3 | 02/22/13 | Revised Site Development Plans |
| 4 | 11/22/16 | Modified Development Area B |

Client: Westwood Management Holdings LLC
 University Avenue Mixed Use District
 Project No.: 127-2898-12203
 Designed By: N.H.C./J.D.
 Drawn By: A.V.B./E.V.
 Checked By: N.H.C./J.D.
Modified Master Development Plan

Project No.: 127-2898-12203
 Designed By: N.H.C./J.D.
 Drawn By: A.V.B./E.V.
 Checked By: N.H.C./J.D.

C-101

Scale: 1" = 150'



DEVELOPMENT AREA D
 PERMITTED USE TYPE(S):
 OFFICE / R&D; RETAIL / SERVICE;
 RESTAURANT / ENTERTAINMENT; MUNICIPAL
 MAXIMUM BUILDING HEIGHT: 60'

DEVELOPMENT AREA A
 PERMITTED USES: OFFICE / R&D
 MAXIMUM BUILDING HEIGHT: 70'

CORE DEVELOPMENT AREA 2
 PERMITTED USES: RESIDENTIAL;
 RETAIL / SERVICE;
 RESTAURANT / ENTERTAINMENT
 MAXIMUM BUILDING HEIGHT: 70'

OPEN SPACE AREA
 8.9 ACRES

DEVELOPMENT AREA C
 PERMITTED USES: WAREHOUSE,
 OFFICE / R&D; RETAIL / SERVICE;
 RESTAURANT / ENTERTAINMENT
 MAXIMUM BUILDING HEIGHT: 60'

CORE DEVELOPMENT AREA 1
 PERMITTED USES: RETAIL / SERVICE,
 RESTAURANT / ENTERTAINMENT,
 OFFICE / R&D
 MAXIMUM BUILDING HEIGHT: 60'

CORE DEVELOPMENT AREA 4
 PERMITTED USES: RETAIL / SERVICE;
 RESTAURANT / ENTERTAINMENT
 MAXIMUM BUILDING HEIGHT: 60'

OPEN SPACE AREA
 5.5 ACRES

DEVELOPMENT AREA B
 PERMITTED USES: RETAIL / SERVICE;
 RESTAURANT / ENTERTAINMENT;
 HOTEL / COMMERCIAL LODGING; RESIDENTIAL;
 OFFICE / R&D
 MAXIMUM BUILDING HEIGHT: 80'

CORE DEVELOPMENT AREA 3
 PERMITTED USES:
 RETAIL / SERVICE;
 RESTAURANT / ENTERTAINMENT
 MAXIMUM BUILDING HEIGHT: 60'

NOTES:

- USE TYPES ARE AS DEFINED IN SECTION 9.7.3.4 OF THE TOWN OF WESTWOOD ZONING BYLAW.
- MODIFICATIONS TO THIS PLAN ARE SUBJECT TO THE PROVISIONS OF SECTION 9.7 OF THE ZONING BYLAW.
- SUPPLEMENTARY PLANS AND MATERIALS ARE ON FILE WITH THE TOWN CLERK.
- SUBDIVISION OR DIVISION OF LOTS SHALL BE EFFECTED PURSUANT TO 9.7.7.5 OF THE ZONING BYLAW.
- BUILDING AND LAYOUT MODIFICATIONS AND SUBSTITUTIONS ARE PERMITTED PURSUANT TO THE PROVISIONS OF SECTION 9.7.11 OF THE ZONING BYLAW.
- BUILDING LOCATION, PARKING, LAYOUT AND SITE DETAILS ARE APPROXIMATE IN THE DEVELOPMENT AREAS. SUBJECT TO FINAL DESIGN AND THE PROVISIONS OF SECTION 9.7.11 OF THE ZONING BYLAW.
- INFRASTRUCTURE AND UTILITIES WILL BE INSTALLED TO SUPPORT THE DEVELOPMENT AND MAY BE INCLUDED IN ANY OF THE DEVELOPMENT AREAS.
- TO THE EXTENT THE PROVISIONS OF SECTION 9.7 OF THE BYLAW CONFLICT WITH THIS PLAN, THE PLAN GOVERNS.
- PARKING MAY BE SHARED IN AREAS WITH MULTIPLE USERS. PARKING LOT LANDSCAPING/LAYOUT/BUFFERING SHALL BE SUBSTANTIALLY AS SHOWN. SUBJECT TO ALLOWED BUILDING AND SITE RECONFIGURATION.
- FINAL PUBLIC ROADWAY LAYOUT SUBJECT TO THE ACCEPTANCE BY THE TOWN OF WESTWOOD.
- HEIGHT MAY BE INCREASED TO 120' BY SPECIAL PERMIT IN DEVELOPMENT AREA B.
- CORE DEVELOPMENT AREAS INCLUDE OPEN SPACE USE AREAS.

PLAN LEGEND

- OPEN SPACE AREAS
- DEVELOPMENT AREAS A, B, C & D
- CORE DEVELOPMENT AREAS 1, 2, 3 & 4

OVERALL DEVELOPMENT CRITERIA:

| | |
|---|--------------|
| DEVELOPMENT LOT AREA | 130± ACRES |
| BUILDING PROGRAM: | |
| -RETAIL/SERVICE, RESTAURANT/ENTERTAINMENT | 750,000 S.F. |
| -OFFICE / R&D | 325,000 S.F. |
| -RESIDENTIAL | 650 UNITS |
| -HOTEL / COMMERCIAL LODGING | 160 ROOMS |
| -HOTEL | 100 UNITS |
| -ASSISTED LIVING | |
| MAXIMUM FLOOR AREA RATIO: | 1.0 |

PARKING SPACES SHOWN:

±6,020 SPACES
 SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
 SUBJECT TO CHANGE PER ACTUAL TENANCY
 IN ACCORDANCE WITH SECTION 9.7.8.1

0 75 150 300
 SCALE: 1" = 150'

11/2/2018 3:25 PM - P:\USA\127-2898-12203\CD\SET FILES\VARIOUS\FIGURE 9C-101 MASTER DEVELOPMENT PLAN BUILDING AREAS REVISED.DWG - HEDGOK, DAVE