

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

Bruce H. Montgomery, Chairman  
Steven M. Rafsky, Vice Chairman  
Steven H. Olanoff, Secretary  
John J. Wiggin  
Christopher A. Pfaff



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TOWN CLERK  
TOWN OF WESTWOOD

**PLANNING BOARD**

**NOTICE OF DECISION  
PROJECT DEVELOPMENT REVIEW APPROVAL**

**PROPONENT:** Life Time Fitness, Inc.  
2902 Corporate Place  
Chanhassen, MN 55317

**PROPERTY OWNER:** Westwood Marketplace Holdings LLC  
c/o New England Development LLC  
One Wells Avenue  
Newton, MA 02459

**PROPERTY LOCUS:** Approximately 7.9 acres of land within Development Area C, as shown on the Master Development Plan approved at Special Town Meeting on May 6, 2013. The subject property is shown as Lot B2 on the plan entitled "ANR Subdivision Plan Lots B, C, D & E", prepared by WSP Transportation & Infrastructure and dated December 13, 2013, recorded at the Norfolk County Registry of Deeds in Plan Book 628, Pages 1-5

**BACKGROUND AND PROJECT SUMMARY**

The Proponent proposes to construct a three-story building measuring approximately 60' in height with approximately 125,643 sq. ft. of floor area for use as a Life Time Fitness Center. This establishment will be used for fitness, training, sports, educational, and personal services activities, and will include indoor and outdoor swimming pools. The proposed development will include surface parking for 568 cars and 16 bicycles. This application is considered pursuant to the Project Development Review (PDR) provisions of Section 9.8 [University Avenue Mixed Use District] of the Westwood Zoning Bylaw.

The property is located in the University Avenue Mixed Use District (UAMUD) zoning district. The proposed fitness center and all proposed accessory uses are permitted in the UAMUD District, subject to Project Development Review (PDR) pursuant to Section 9.8.12.2.2 of the Westwood Zoning Bylaw.

**APPLICATION AND PLANS**

The Planning Board evaluated the Application dated October 8, 2013, and filed by or on behalf of the Proponent in the Planning Office and the Office of the Town Clerk, and the following related submissions:

1. Plan set entitled "Life Time Fitness – PDR Submittal, University Station, Westwood, Massachusetts", prepared by Tetra Tech, One Grant Street, Framingham, MA 01701, dated

September 27, 2013, and revised through December 11, 2013, consisting of thirty-four (34) sheets, as follows:

Cover Sheet	Locus Plan
Sheet C-101	General Layout Map
Sheet V-101	Existing Conditions Plan
Sheet C-111	Demolition Plan
Sheet C-121	Erosion Control Plan
Sheet C-131	Site Layout Plan
Sheet C-141	Grading & Drainage Plan
Sheet C-151	Utility Plan
Sheet C-501	Detail Sheet
Sheet C-502	Detail Sheet
Sheet C-503	Detail Sheet
Sheet C-504	Detail Sheet
Sheet C-505	Detail Sheet
Sheet C-506	Detail Sheet
Sheet C-507	Detail Sheet
Sheet L-100	Planting Plan
Sheet L-200	Planting Plan Enlargements
Sheet L-300	Landscape Details
Sheet I-1	Irrigation Schematic
Sheet E0.2	Exterior Lighting Plan
Sheet E0.2A	Exterior Lighting Cut Sheets
Sheet E0.2B	Exterior Lighting Cut Sheets
Sheet A1/7	Architectural Elevations
Sheet A2/7	Architectural Elevations
Sheet A3/7	Architectural Elevations
Sheet A4/7	Architectural Elevations
Sheet A5/7	Architectural Elevations
Sheet A6/7	Architectural Elevations
Sheet A7/7	Conceptual Signage and Details
Sheet A1.01	Plan – First Floor
Sheet A1.02	Plan – Second Floor
Sheet A1.03	Plan – Third Floor
Sheet AT-1	Fire Truck Access Plan
Sheet AT-2	Fire Truck Egress Plan

2. Illustration entitled, "Life Time Fitness - University Station, Examples of Site Furnishings, Figure 1", prepared by Tetra tech, One Grant Street, Framingham, MA 01701-9005, undated, consisting of one (1) sheet.
3. Report entitled "Application for Project Development Review, Life Time Fitness, Development Area C of the University Station project within the University Avenue Mixed Use District", prepared by Life Time Fitness, Inc., dated October 8, 2013, consisting of one hundred and sixty-seven (167) pages.
4. Report entitled, "Stormwater Infiltration Data Report, Basin 27P, University Station, Westwood, Massachusetts", prepared by Sanborn, Head & Associates, Inc., 1 Technology Park Drive, Westford, MA 01886, dated November 21, 2013, consisting of eighteen (18) pages.
5. Report entitled, "Stormwater Printouts", prepared by Tetra Tech, One Grant Street, Framingham, MA 01701, dated December 3, 2013, consisting of forty-one (41) pages.

6. Materials Board displaying samples of field brick, accent brick, architectural precast, natural limestone, metal panel, storefront, and three samples of glazing materials.
7. Letter from Paul S. Cincotta, Westwood Marketplace Holdings LLC, to Planning Board, dated October 8, 2013, re: Life Time Fitness – Application for Project Development Review, University Avenue Mixed Use District, Westwood, consisting of two (2) pages.
8. Letter from Bruce W. Adams, P.E., Vice President, Weston & Sampson, to Eileen Commene, Executive Director, Dedham-Westwood Water District, dated September 5, 2013, re: University Station Water System, Water Demand Evaluation, consisting of five (5) pages.
9. Letter from Merrick Turner, PE, Associate, BETA Group, Inc., to Town of Westwood Planning Board, Attn.: Mr. Bruce H. Montgomery, Chairman of Planning Board, re: Life Time Fitness, University Station Project Development Review (PDR), dated November 5, 2013, consisting of twelve (12) pages.
10. Memorandum to Nora Loughnane, Town Planner, from Jeffrey Bina, Town Engineer, re: DPW review comments, Lifetime Fitness, Plans dated 9/27/13, dated November 12, 2013, consisting of one (1) page.
11. Memorandum to Nora Loughnane, Town Planner, and Planning Board, from Linda Shea, REHS/RS, Health Director, re: Life Time Fitness, Inc., Westwood Marketplace Holdings, LLC- Harvard Street-Application for project Development Review pursuant to Section 9.8 [University Avenue Mixed Use District of the Westwood Zoning Bylaw, dated November 13, 2013, consisting of two (2) pages.
12. Memorandum to Nora Loughnane, Town Planner, from William P. Scoble, Fire Chief, re: Lifetime Fitness, dated November 13, 2013, consisting of one (1) page.
13. Electronic communication from Paul Sicard, to Nora Loughnane, re: Lifetime Fitness, dated November 13, 2013, consisting of one (1) page.
14. Letter from Richard A. Davey, Secretary & Chief Executive Officer, MassDOT, to Joseph F. Doyle, Building Commissioner, dated November 14, 2013, re: Request for Consent to the Issuance of a Building Permit, Property Located at University Avenue, Westwood, Massachusetts, File Reference # 13A-27, consisting of one (1) page.
15. Electronic communication from Bruce Adams, to Nate Cheal, re: University Station Life Time Fitness, dated December 2, 2013, consisting of one (1) page.
16. Letter from Nathan H. Cheal, PE, Project manager, Tetra Tech, to Paul S. Cincotta, New England Development, dated December 2, 2013, re: University Station, Life Time Fitness PDR, Response to Peer Review Comments, consisting of twenty-five (25) pages.
17. Letter from Merrick Turner, PE, Associate, BETA Group, Inc., to Town of Westwood Planning Board, Attn.: Mr. Bruce H. Montgomery, Chairman of Planning Board, re: Life Time Fitness, University Station Project Development Review (PDR), dated December 11, 2013, consisting of twenty-one (21) pages.
18. Letter from Nathan H. Cheal, PE, Project manager, Tetra Tech, to Paul S. Cincotta, New England Development, dated December 13, 2013, re: University Station, Life Time Fitness PDR, Response to Peer Review Comments, consisting of two (2) pages.

19. Memorandum to Nora Loughnane, Town Planner, from Sgt. Paul Sicard, re: Lifetime Fitness Update, dated December 16, 2013, consisting of one (1) page.
20. Electronic communication from Chief Bill Scoble, to Nora Loughnane, re: Life Time Fitness, dated December 17, 2013, consisting of one (1) page.

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

### **FINDINGS**

After having reviewed all the plans and reports filed by the Proponent and its representatives; 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 has determined that the PDR Application complies with the requirements of Section 9.8, and other applicable sections of the Zoning Bylaw. Specifically, the Planning Board makes the following Procedural Findings and Project Findings:

#### **PROCEDURAL FINDINGS:**

1. On October 8, 2013, an application was filed by or on behalf of Life Time Fitness, Inc., pursuant to Section 9.8 [University Avenue Mixed Use District] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application").
2. 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, Economic Development Officer, Fire Chief, Police Chief and Town Engineer, on October 23, 2013.
3. The Planning Board commenced its consideration of the Application at a properly noticed public meeting on November 13, 2013, at the Westwood Public Library, 668 High Street, Westwood, Massachusetts; and continued said review at a properly noticed public meeting on December 17, 2013, in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts.
4. Westwood Planning Board members Steven M. Rafsky, Steven H. Olanoff, Bruce H. Montgomery, and John J. Wiggin were present for all sessions of the public meeting during which the Application was considered, and deliberated on the Application at a duly authorized meeting on December 17, 2013.

#### **PROJECT FINDINGS:**

1. The subject property consists of approximately 7.9 acres of land within Development Area C, as shown on the Master Development Plan approved at Special Town Meeting on May 6, 2013, and as shown as Lot B2 on the plan entitled "ANR Subdivision Plan Lots B, C, D & E", prepared by WSP Transportation & Infrastructure and dated December 13, 2013, recorded at the Norfolk County Registry of Deeds in Plan Book 628, Pages 1-5 (hereinafter "Project Site" or "Property").

2. The Proponent proposes to construct a three-story building measuring approximately 60' in height with approximately 125,643 sq. ft. of floor area for use as Life Time Fitness Center (hereinafter "Project"). This establishment will be used for fitness, training, sports, educational, and personal services activities, and will include indoor and outdoor swimming pools. The proposed development will include surface parking for approximately 568 cars and 16 bicycles.
3. The Property is located in the University Avenue Mixed Use District (UAMUD) zoning district. The proposed fitness center and all proposed accessory uses are permitted in the UAMUD District, subject to Project Development Review (PDR) pursuant to Section 9.8.12.2.2 of the Westwood Zoning Bylaw.
4. The Project, as modified by the Conditions of this Decision, materially conforms to the Master Development Plan (MDP) approved at Special Town Meeting on May 6, 2013, and supporting documents on file with the Town Clerk.
5. No portion of the University Avenue Mixed Use Development project has been developed, so no portion has resulted in material adverse impacts that have caused a condition that does not comply with applicable regulatory requirements or, in the opinion of the Planning Board, is substantially detrimental to the public health or safety or the environment.
6. The Project, as modified by the Conditions of this Decision, does not pose new material impacts or materially exacerbate existing adverse impacts to any adjacent property or the proximate neighborhood that have not already been addressed through mitigation required by the Development Agreement by and between the Town of Westwood and Westwood Marketplace Holdings LLC dated as of May 7, 2013, as the same may be amended from time to time.
7. The Project, as modified by the Conditions of this Decision, results in net fiscal benefits to the Town, and the Proponent has adequately mitigated any adverse fiscal impact.
8. The Project, as modified by the Conditions of this Decision, complies with the standards and requirements set forth in Section 9.8 of the Westwood Zoning Bylaw, including but not limited to the performance and design standards set forth in Section 9.8.11.

## **DECISION**

The Planning Board evaluated the Application in relation to the above Findings, and by a vote of four (4) in favor and none (0) opposed, hereby **grants** Project Development Review (PDR) Approval pursuant to Section 9.8 of the Westwood Zoning Bylaw, for the Project as described above and in the application therefor dated October 8, 2013 a, subject to the Conditions stated herein, all of which are an integral part hereof:

## **CONDITIONS OF APPROVAL**

The approval of the abovementioned Application is subject to the following conditions:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans in all material respects and the Proponent shall pursue completion of the Project with reasonable diligence and continuity.
2. The Proponent shall submit for review and approval by the Town Planner updated and revised

plans and documents, which are responsive to issues noted in BETA's December 11, 2013 comment memorandum and discussed at the December 17, 2013 Planning Board meeting, which plans and documents shall include any and all revisions necessary to:

- a. Reduce the length of the parking lot median island nearest the main entrance to the proposed Life Time Fitness building by approximately 5', and to replace the removed portion of the island with a painted and/or textured concrete surface;
  - b. Satisfy BETA's concerns as expressed in comment U3 of said memorandum;
  - c. Verify soil conditions in response to comments SW1 and SW7 of said memorandum;
  - d. Satisfy requirement for engineered plans in response to comment SW 9 of said memorandum;
  - e. Ensure that the entrance driveway is adequately signed as a Public Safety/Fire Lane in order to prevent parking or standing in this area;
  - f. Ensure that the building elevators are adequately sized to accommodate an ambulance cot; and
  - g. Ensure consistency of plan sheet details throughout all submittal documents.
3. The Proponent shall install a Knox Box and provide pass codes or other means of access to Westwood Police and Fire Departments to permit direct access to the proposed outdoor pool deck through the locked gate adjacent to the parking area.
  4. The Proponent shall submit for review and approval by the Town Planner a site specific Operations and Maintenance plan including satisfactory provisions addressing snow removal, hazardous materials storage, and spill prevention, including specific provisions addressing proposed emergency generator set-up and operation.
  5. The Proponent shall confirm in writing that the LED lights shown on submitted plans are indicative of the Proponent's intentions and will be installed as shown, or in the alternative, shall submit a revised lighting proposal for further consideration by the Planning Board.
  6. The Proponent shall ensure that the project complies with all applicable rules, regulations and standards enforced by the Westwood Board of Health, including:
    - a. Minimum Standards for Swimming Pools as described in Chapter V of the State Sanitary Code, 105 CMR 435.000;
    - b. Minimum Standards for Food Establishments as described in 105 CMR 590.000;
    - c. Minimum Standards for Recreational Camps for Children as described in Chapter IV of the State Sanitary Code, 105 CMR 430.000; and
    - d. Westwood Board of Health Rules and Regulations Governing the Use of Dumpsters.
  7. The Proponent shall submit a pest inspection report for review and approval by the Health Director prior to the demolition of the existing building.
  8. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
  9. This PDR Approval shall expire three (3) years from the date hereof unless substantial construction has commenced by such date. The Planning Board may extend such approval, for good cause, and in its sole discretion, upon the written request of the Proponent. Commencement of "substantial construction" shall mean the commencement and substantial progress of approved vertical construction activity.

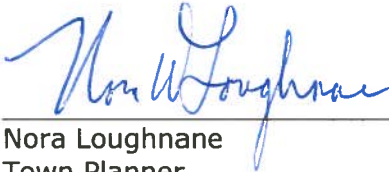
10. The Proponent shall provide one (1) original and three (3) certified copies of an "As Built" Site Development Plan. Certification shall be by a Registered Professional Engineer and/or Land Surveyor, and shall indicate that all driveways, parking areas, sidewalks, storm drains, sewer mains, water mains and their appurtenances have been constructed in material compliance with said Project Plans and are accurately located as shown thereon. The "As Built" plan shall be delivered to the Board in a format approved by the Information Systems Director for compatibility with the Town of Westwood GIS database.

### RECORD OF VOTE

The following members of the Planning Board voted to **grant** Project Development Review (PDR) Approval pursuant to Section 9.8.12.2.2 of the Westwood Zoning Bylaw for the abovementioned Application, subject to the Conditions stated above: John J. Wiggin, Steven M. Rafsky, Steven H. Olanoff, and Bruce H. Montgomery.

The following members of the Planning Board voted to **deny** Project Development Review (PDR) Approval pursuant to Section 9.8.12.2.2 of the Westwood Zoning Bylaw for the abovementioned Application: None.

The following members of the Planning Board abstained from voting on the abovementioned Application: Christopher A. Pfaff.



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Nora Loughnane  
Town Planner

DATED: January 27, 2014