

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR) MINOR MODIFICATION  
75-85 Providence Highway – Colbea Enterprises  
November 21, 2016**

TOWN CLERK  
TOWN OF WESTWOOD

**APPLICANT:** Colbea Enterprises, LLC  
c/o Ayoub Engineering, Agent for Colbea  
2050 Plainfield Pike  
Cranston, RI 02921

**PROPERTY OWNER:** Colbea Enterprises, LLC  
2050 Plainfield Pike  
Cranston, RI 02921

**PROPERTY LOCUS:** 75-85 Providence Highway  
Westwood, MA 02029  
Assessor's Map 17, Lots 58 & 59

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**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to undertake minor alterations to the EIDR plans originally approved by the Planning Board on October 20, 2015 and modified March 15, 2016 for property located at 75-85 Providence Highway in Westwood, MA 02090. The proposed alterations include relocating the door on the north side to the west side of the building, revising the walkway to meet the door's new location, and adding a 4,000 gallon DEF (Diesel Exhaust Fluid) tank and dispenser underground at the diesel pumps on the southern portion of the property.

The property is located in the HB (Highway Business) zoning district. Said retail sales use is permitted in the HB, subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw approved by the Planning Board in 2015. The drive-through service, motor vehicle light services, and fast order food establishment uses were approved by the Zoning Board of Appeals on November 16, 2015.

The proposed alterations have been reviewed by the Assistant Building Commissioner and found to be minor in nature. As such, the proposed alterations are subject to Administrative EIDR review and approval by the Town Planner pursuant to Sections 7.3.6 of the Zoning Bylaw.

**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 October 27, 2016, an application was filed by Colbea Enterprises, LLC pursuant to Sections 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the

Westwood Planning Board (hereinafter "Application"). The Town Planner reviewed the application and considered it complete on November 3, 2016.

2. On November 21, 2016 the Application was forwarded to the Building Commissioner for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval pursuant to Section 7.3.6 of the Westwood Zoning Bylaw.
3. On November 21, 2016, the Assistant Building Commissioner, acting on behalf the Building Commissioner, determined that the proposed alterations were minor in nature, and that the Application would be subject to review and approval by the Town Planner pursuant to pursuant to Sections 7.3.6 the Zoning Bylaw.
4. The subject property consists of approximately ~16,300 S.F. located at 75 Providence Highway and is shown as Map 17, Lot 59 and ~1.06 acres at 85-87 Providence Highway and is shown as Map 17, Lot 58 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property"). When combined the properties are 1.43 acres.
5. On October 2015, the Planning Board approved the EIDR for a ~3,600 S.F. retail convenience building with a coffee shop, drive-through, gas pumps, canopy, parking, landscaping, and stormwater management system.
6. On November 17, 2015, the Planning Board approved a Special Permit for Earth Material Movement pursuant to Zoning Bylaw Section 7.1 for the earth work proposed with this Project.
7. On March 15, 2016, the Planning Board approved a minor modification to the 2015 EIDR to alter the roof design by creating a pitched roof rather than the original proposed flat roof and the construction of a cupola.
8. The Applicant presently proposes to undertake alterations to an existing EIDR Approval by relocating the door of the retail building form the north side to the rear/west side of the building, re-arranging the five (5) foot walk from the door to the loading area, and installing a 4,000 gallon diesel exhaust fluid underground tank and dispenser in front of the diesel gas pump station at 75-85 Providence Highway, Westwood, MA 02090.
9. The property is located in the HB Zoning District. The proposed modifications to the existing facility are permitted, subject to EIDR (Environmental Impact Design Review) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.
10. 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.

### **DECISION**

The Town Planner hereby submits an Administrative 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 October 27, 2016:

1. Plan sheet entitled "Site Improvement Plan, Sheet C-1", prepared by Ayoub Engineering, prepared for Colbea Enterprises, LLC, dated June 11, 2015, revised through August 24, 2016.

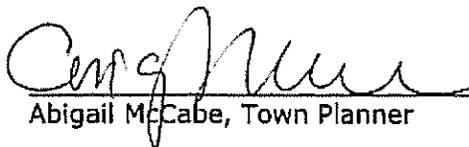
2. Season's Corner Market Floor Plan Sheet A1.1 prepared by Ayoub Engineering, prepared for Colbea Enterprises, LLC, dated May 10, 2016, revised through October 25, 2016.
3. EIDR Application and Narrative prepared by Ayoub Engineering on behalf of Colbea Enterprises dated October 26, 2016, received in the office of the Planning Board on October 27, 2016.
4. Electronic Mail from Deputy Fire Chief, Mike Reardon, to Abigail McCabe, Subject: Colbea\_Westwood, MA 75-85 Providence Highway, Sent: July 28, 2016.
5. Letter of Authorization from Building Commissioner, signed by Mike Perkins, dated November 21, 2016.

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

### **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. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, and with all conditions of prior approvals, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. All non-security exterior lighting shall be turned off within an hour after the close of business.
3. The Applicant shall install a six (6) foot high stockade or wood-like fence along the full rear/westerly property line extending from the corner behind the proposed dumpster adjacent to the property on the south at #89 Providence Highway extending the full length of the Applicant's property to where it meets the northern property line near #71 Providence Highway.
4. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board such as the Conservation Commission, committee, or agency of the Town of Westwood or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A § 9 and all applicable Planning Board rules and regulations.
5. All conditions of the original and previous approvals remain in full force and effect.
6. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

  
Abigail McCabe, Town Planner

November 21, 2016