

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Trevor W. Laubenstein, Chairman
David L. Atkins, Jr., Vice Chairman
Steven H. Olanoff, Secretary
Brian D. Gorman
Michael L. McCusker



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2018 APR 18 A 10: 32

**PLANNING BOARD
NOTICE OF DECISION**

TOWN CLERK
TOWN OF WESTWOOD

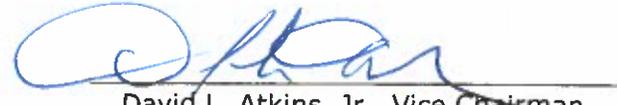
In compliance with Chapter 40A of the General Laws of the Commonwealth of Massachusetts, you are hereby notified that the Westwood Planning Board has on April 10, 2018, by a vote of four (4) in favor and one (1) opposed, voted to **grant** the application of Petruzzello Properties, LLC, which was filed in the Office of the Town Clerk on December 13, 2017, requesting a Special Permit pursuant to Section 9.5 [Flexible Multiple Use Overlay district (FMUOD)] of the Westwood Zoning Bylaw, and also requesting Environmental Impact and Design Review (EIDR) Approval pursuant to Section 7.3 and Earth Material Movement pursuant to Section 7.1 for a consolidated approval under Section 9.5.5 of the Westwood Zoning Bylaw. The project proposes demolishing the building at 288 Washington Street to construct a three-story building with 13,000 sq. ft. first floor commercial uses and two floors of eighteen (18) residences, with underground parking for 36 vehicles at 288 Washington Street; renovating the building at 266-278 Washington Street for retail and commercial uses, constructing a 40' x 37' outdoor playground and 52 surface parking spaces on the east side of Washington Street; relocating, renovating, and expanding the Wentworth Hall Islington Branch Library on property at 277-278 Washington Street; demolishing the commercial buildings at 9 School and 291-295 Washington Streets to construct a 9,990 sq. ft. retail building with 40 off-street parking at 9 School Street; constructing 32 municipal parking spaces at 277A and 277-283 Washington Street; and constructing 18 on-street parking spaces on Washington Street (6 on the west side and 12 on the east side).

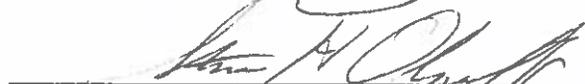
LAND AFFECTED: Assessor's Map 23, Lots: 161, 162, 163, 165, 187, 188, 189, & 190
266-278, 277A, 277-283, 280, 288, 291-295 Washington Street, 9 School
Street & portion of East St. parcel

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

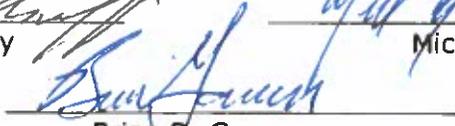
Appeals, if any, shall be made pursuant to Section 17 of said M.G.L. Chapter 40A and shall be filed within twenty (20) days after the filing of a copy of the decision in the office of the Town Clerk.


Trevor W. Laubenstein, Chairman


David L. Atkins, Jr., Vice Chairman


Steven H. Olanoff, Secretary


Michael L. McCusker


Brian D. Gorman

**DECISION OF THE PLANNING BOARD
FMUOD SPECIAL PERMIT
ENVIRONMENTAL IMPACT AND DESIGN REVIEW
EARTH MATERIAL MOVEMENT**

APPLICANT: Petruzziello Properties, LLC
21 Eastbrook Road
Dedham, MA 02026

PROPERTY OWNERS: 277A Washington Street (Map 23, Lot 165)
Cohen Realty Limited
639 Washington Street
Dedham, MA 02026

280, 288, & 277-283 Washington Street & East Street Parcel
(Map 23, Lots: 188, 189, 190, & 163)
Westwood Board of Selectmen
580 High Street
Westwood, MA 02090

9 School Street, 291-295, & 266-278 Washington Street
(Map 23, Lots: 161, 162, & 187)
Petruzziello Properties, LLC

PROPERTY LOCUS: Assessor's Map 23, Lots: 161, 162, 163, 165, 187, 188, 189, & 190
266-278, 277A, 277-283, 280, 288, 291-295 Washington Street, 9 School Street and portion of East Street parcel

BACKGROUND AND PROJECT SUMMARY

On May 4, 2016, the Town issued a Request for Proposals (RFP) for the Redevelopment of Islington Center, RFP #ECON-16-R-003, seeking proposals for the purchase or trade and redevelopment of the four Town-owned parcels in Islington Center. On June 26, 2017, Petruzziello Properties, LLC, responded to the RFP with a proposal entitled "Proposed Redevelopment Islington Village, Westwood, MA" (the "Proposal"). Subsequently, the Board of Selectmen found the Proposal involving the Town's land and Petruzziello's three parcels satisfied the criteria set forth in the RFP and entered into a Memorandum of Understanding dated September 25, 2017. The Memorandum of Understanding assigns Petruzziello Properties, LLC as the Designated Developer and Applicant of this project.

The proposed project is located on the east and west side of Washington Street at the intersection of Washington Street, and the north side of School Street and East Street. The combined project area is ~3.5 acres.

The west side of Washington Street (the School Street side) encompasses four parcels totaling ~1.99 acres. The redevelopment on the School Street side proposes the demolition of the existing buildings located at 291-295 Washington Street, 9 School Street and 277A

Washington Street. The branch library, Wentworth Hall, will be relocated to the School Street side and renovated with a ~6,000 sq. ft. addition (~2,000 sq. ft. at ground level and ~4,000 sq. ft. lower level) for multi-purpose community space. The project will include the construction of a 9,990 sq. ft. retail building for CVS Pharmacy and 40 off-street parking spaces at the corner of Washington and School Streets, construction of a 32 space municipal parking lot, and six (6) on-street parking spaces on the west side of Washington Street. The project also proposes landscaping, drainage, and associated site improvements.

The east side of Washington Street (the East Street Side) encompasses four parcels totaling ~1.75 acres. The project proposes demolition of the existing Islington Community Center building (ICC) at 288 Washington Street for the construction of a three-story building with ~13,000 sq. ft. of ground floor commercial space and two floors of two-bedroom residences and 36 parking spaces in an underground garage. The Wentworth Hall branch library is to be relocated to the School Street side. The existing CVS/dry cleaner building at 266-278 Washington Street is proposed to be renovated and converted to first floor commercial uses and a lower level childcare use; the project also proposes the construction of a 40 ft. by 37 ft. outdoor playground, 52 shared surface off-street parking spaces, landscaping, drainage, and related site improvements. Twelve (12) on-street parking spaces on the east side of Washington Street are also proposed.

The 280, 288, 266-278, 277-283, 291-295 Washington Street & East Street Parcel properties are located in the LBB (Local Business B) and the FMUOD6 (Flexible Multiple Use Overlay District 6/Washington Street Business District) zoning districts. The properties at 277A Washington Street and a portion of 9 School Street are in the SRA (Single Residence A) zoning district. This project is being considered under the FMUOD6 zoning, pursuant to Section 9.5 of the Zoning Bylaw. The 9 School Street and 277A Washington Street properties are subject to a zoning map amendment scheduled for the 2018 Annual Town Meeting. The proposed general commercial uses, retail sales and service establishments less than 10,000 sq. ft., childcare uses, municipal uses, and multiple-family dwelling uses are allowed by Special Permit in the FMUOD6 zone. The proposed project is subject to a Special Permit, pursuant to Section 9.5 of the Zoning Bylaw which encompasses Section 7.3 for Environmental Impact and Design Review (EIDR) and Section 7.1 for Earth Material Movement, pursuant to Section 9.5.5 of the Zoning Bylaw.

STATEMENT OF FINDINGS

PROCEDURAL FINDINGS:

After having reviewed all the plans and reports filed by the Applicant and its representatives and having considered the technical analysis, supplemental information provided during the course of the public hearings, correspondence and testimony from representatives from various boards and commissions and departments within the Town of Westwood, public comments, and from all other interested parties, the Town of Westwood Planning Board makes the following procedural findings and project findings:

1. On December 13, 2017, an application requesting a Planning Board FMUOD Special Permit, Environmental Impact and Design Review (EIDR) Approval, and Earth Material Movement EIDR was filed by Petruzzello Properties, LLC as the designated

developer and the Town of Westwood as a co-Applicant, pursuant to Section 7.3 [Environmental Impact and Design Review], Section 9.5 [Flexible Multiple Use Overlay District (FMUOD)], and Section 7.1 [Earth Material Movement] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application").

2. Pursuant to M.G.L. Chapter 40A, Section 9 and 11 and the applicable provisions of the Westwood Zoning Bylaw and the Rules and Regulations of the Westwood Planning Board (hereinafter "Rules and Regulations"), the Planning Board caused notice of the public hearing to be published in the *Westwood Press*, a newspaper of general circulation in Westwood, on December 29, 2017 and January 5, 2018 and again on March 23, 2018 and March 30, 2018. Notice of the public hearing was posted in the Westwood Town Hall commencing on December 19, 2017 and again on March 16, 2018, and continuing through the opening of the public hearing on January 16, 2018 and re-posted through April 10, 2018. Said notice of the public hearing was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on December 19, 2017 and again on March 23, 2018.
3. 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, Fire Chief, Police Chief, Town Engineer, Historical Commission and Pedestrian and Bicycle Safety Committee on December 13, 2017.
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Section 9 and 11, the public hearing on the Application commenced on January 16, 2018, in the Cafeteria at the Downey Elementary School at 250 Downey Street, Westwood, MA 02090. The Planning Board continued the hearing to February 13, 2018 at the Sheehan School at 549 Pond Street, February 27, 2018 at the Downey Elementary School, and again continued the hearing to March 20, April 4, and April 10, 2018 in the same location. The Planning Board closed the public hearing on April 10, 2018 in the same location.
5. Westwood Planning Board Members Trevor W. Laubenstein, Steven H. Olanoff, David L. Atkins, Michael L. McCusker, and Brian D. Gorman deliberated on the Application at a duly authorized meeting on April 10, 2018.

PROJECT SPECIFIC FINDINGS:

1. **Parking Determination.** The project proposes a total of 178 parking spaces on the east and west sides of Washington Street within the FMUOD project area. The project proposes thirty-six (36) parking spaces in an underground parking garage for the tenants of the proposed mixed use building at 288 Washington Street, 52 shared surface spaces on the east side of Washington Street at 288, 280, & 266-278 Washington Street, and twelve (12) on-street parking spaces on the east side of Washington Street. The school street side of Washington Street proposes 32 municipal spaces and 40 surface spaces surrounding the retail building at 9 School Street, and

six (6) on-street parking spaces on the west side of Washington Street. Section 9.5.10 of the Westwood Zoning Bylaw [Alternative Parking Arrangements], allows the Planning Board to determine the required number of parking spaces. On April 10, 2018, after review of all the material submitted including the reports and recommendations of the Planning Board's peer review consultant, BETA Group, Inc., and the demand rates from the Institute of the Transportation Engineers (ITE) Parking Generation, 4th Edition, the Planning Board voted 4-1 finding the proposed number of parking spaces to be sufficient to meet the demand of proposed development as modified by the conditions of this approval. The residential, commercial, municipal, community, and childcare uses are complementary and have different peak demands.

2. **Affordability Requirement.** On February 27, 2018 and re-voted on April 10, 2018, the Planning Board voted 5-0 to accept the Applicant's proposal to provide three (3) affordable dwelling units off-site at the Applicant's nearby properties upon a finding that the unit located at 321 Washington Street and two units at 256 Washington Street is at least equivalent to meet the Town's housing needs. The additional affordable unit at 321 Washington Street brings the rental building over 25% affordable and allows the Town to count all twelve units on the Town's Subsidized Housing Inventory (SHI). The Application proposal to create three additional affordable units satisfies the 15% requirement of Section 9.5.14 of the Zoning Bylaw and adds twelve (12) units to the Town's SHI.
3. **Percentage of Residential Units.** The project proposes eighteen (18) two-bedroom condominium units, which is 30% of the gross square feet of the project development and below the 50% gross square area maximum allowed under Section 9.5.13 of the Zoning Bylaw. Based on a fiscal impact report, the Planning Board has determined that the number of residential units will have no significant negative fiscal impact on the Town. After review of all the material submitted including the Board's independent peer review for the fiscal impacts, RKG Associates Inc., the Board finds the proposal for 18 residences offers an annual net positive benefit to the Town. The report from RKG Associates revised through February 26, 2018, projects three school age-students and an annual net positive benefit of \$395,800. On April 10, 2018, the Board voted 5-0 to find the estimated annual net fiscal increase of \$395,800 greatly exceeds the current tax revenue and provides a significantly positive impact to the Town and the additional twelve units added to the SHI are a benefit to the Town.
4. **Fiscal Impact.** The ICC building is in need of repair and significant renovation. A Capital Needs Assessment and Analysis estimates \$1.7 million needed in minimum necessary repairs to keep the building functioning, or \$4.9 million for more extensive renovations. A Capital Needs Assessment and Analysis of the Islington Branch Library/Wentworth Hall estimates \$258,042 for repair and renovation work to remain useful. After transferring 1.5 acres of town land and building (four parcels), the project proposes the transfer of 0.94 acres of private land owned by the Applicant for

the municipal parking lot, an expanded and renovated Wentworth Hall, open space on the east side of Washington Street to the Town, and offers a momentary contribution. In addition, as noted above the RKG Associates (the Board's peer review consultant) estimates the Project will generate net tax revenues of approximately \$395,800. The Board finds the proposal provides a fiscal benefit to the Town by alleviating a financial liability of significant costs for the improvements for existing buildings and generates significant new annual tax revenue to the Town.

5. **Environmental Impact, Design, and Performance Standards.** The Board finds 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 properties, and will be consistent with all applicable performance and design standards set forth in Sections 9.5 and 9.5.15 of the Westwood Zoning Bylaw as outlined below:

Performance Standards

1. Air Quality: Proposed uses do not typically require an air quality permit from MA-DEP.
2. Noise: The Applicant indicates that the project, after construction, will not exceed noise levels set forth in §9.5.15.1.1.2 of the Westwood Bylaws. Submission of compliance is listed as a condition of approval.
3. Vibration: Proposed uses do not typically produce significant vibration.
4. Electrical Disturbance: Proposed uses do not typically cause electrical disturbance.
5. Cultural, Historical and Archeological Resources: Applicant recognizes the potential historical significance of the Blue Hart Tavern building which Applicant has relocated from its original location at 317 Washington Street and is temporarily storing at 9 School Street until a final determination can be made relative to the future of the same. This hip-roofed Colonial building was formerly the Blue Hart Tavern operated by Jeremiah Dean in 1741 and retains some of its original architectural features. Applicant proposes a location to allow for the potential renovation and relocation of the Blue Hart Tavern on the west side of Washington Street. Applicant is also aware of the historical significance of Wentworth Hall which is to be relocated by the Town from the East Street Side to the School Street Side.
6. Natural Resources and Habitat: The project parcel is not located within mapped areas of sensitive environmental significance.
7. Construction Solid Waste Management: The Applicant indicates that they contract with Waste Management to provide dumpsters to manage construction wastes. Project plans indicate the location of a dumpsters containing trash and recycling on the East Street Side and two dumpsters on the School Street Side. The Applicant indicates the same waste management services will remain in

- place for both during and after construction and that the dumpsters will be removed and replaced as required.
8. Visual Mitigation and Screening of Infrastructural Elements: The Applicant indicates that construction will be screened with construction fences with screening/netting and that low height mechanical equipment will be centered on the roof and is not visible.
 9. Water Quality: The project is not within the Water Resource Overlay Protection District.
 10. Compatibility of Uses: The project proposes commercial use on the first floor and residential units on the second and third floors.

Design Standards

1. **Building Design**:
 - Context/Architectural Design/Visual Relief: The Town is interested in keeping the unique village character of the Islington neighborhood. The new buildings "shall relate harmoniously to the ...scale and architecture of existing buildings". The new buildings are detailed to provide a visual texture which can be noticed at a walking pace, which is expected of a 'village' environs. To that end, Applicant has worked with the proposed tenant (CVS) of the proposed building on the School Street Side to reduce the size of the building, provide a compatible architecture, and eliminate the drive-thru. On the East Street Side, the proposed mixed use building has been designed to mimic the look (including pillars and the steeple) of the existing Church building. The ridgeline is lower than the existing building, but the overall building height is taller than what is allowed in Section 9.5. The buildings do create visual relief with articulated building facades and windows.
 - Energy Efficiency: The Applicant indicates that the new building will be constructed in accordance with the Stretch Energy Code.
2. Street Design: New streets are not proposed as part of this project.
3. Circulation, Traffic Impact & Public Access: The parking lots and parking areas have been designed to provide a safe and sufficient system of circulation. Appropriate sidewalks and crosswalks have been proposed. As outlined in condition #4 of this approval, the Applicant has agreed to signal timing adjustments to the traffic signal at the intersection for improved traffic flow.
4. Open Space and Common Landscape Areas: The project includes preserving an open space parcel on the west side of the project. In addition, there has been an extensive upgrading of the landscaping including landscaped buffers over the existing conditions.
5. Site Disturbance: The project will require some earthwork and a 5' to 7' high retaining wall is proposed on the School Street Side along the eastern edge of the new municipal parking lot.
6. Public Amenity Areas: An "open space area" is proposed as well as retaining/relocating other public amenities on site including Town Library, bus stop, and municipal parking lot.
7. Stormwater Management: The Stormwater Management proposed is a significant improvement over existing conditions and satisfies applicable standards. The Project is subject to review and approval by the Westwood Conservation Commission.

8. Off-Street Parking: See findings and comments in Parking Determination above.
 9. Exterior Lighting: Proposed lighting complies with the Zoning Bylaw.
 10. Public Utilities, Water and Sewer Systems: Complies with zoning and local standards by connecting to public water and sewer.
 11. Communications Facilities: The project does not include communications facilities.
6. **Consistency with Purpose of FMUOD.** The Board finds the project meets the stated purpose described in Section 9.5.1 of the Zoning Bylaw by providing a desirable mix of land uses including retail, services, residential uses, that will serve town interest in housing, conservation and net tax revenue; promotes creative, efficient and appropriate solutions to the development of complex sites and encourages the redevelopment to underutilized property by incorporating the municipal services into a new building within the project and designing a built to serve childcare space and playground for Mother's Morning Out (MMO); encompasses a comprehensive approach to redevelopment; promotes walking, bicycling, and use of public transportation by incorporating residential uses near MBTA commuter rail and installing bicycle racks throughout the project area; and fosters coordination between town boards and committees.
7. **Consistency with Comprehensive Plan.** The Board finds the project is consistent with the Comprehensive Plan's Land Use Implementing Action L5 to provide diverse housing opportunities such as small-scale multi-family housing options; and Town Center Implementing Action TC4(b) of providing compact residential options on the same parcel as business.

WAIVERS:

On April 10, 2018, the Planning Board considered requests for the specific waivers listed below, and voted 4-1 determining that such waivers will result in a substantially improved project; that such project will otherwise meet the performance and design standards set forth in this Section; and that such waivers will pose no substantial detriment to any adjacent property or proximate neighborhood, and will not nullify or substantially derogate from the intent or purpose of the Westwood Zoning Bylaw. The following waivers are hereby granted by the Planning Board:

1. Waiver from the requirement to provide the full 20 ft. wide residential district landscape buffer on the east side of the project and any other areas on the project plans which may not meet the requirements in Sections 6.3.2 and 9.5.9.5 of the Westwood Zoning Bylaw (20 ft. required, 2-12 ft. existing with five deciduous trees, 9-12 ft. proposed). The Board finds this waiver request is appropriate because the project proposes an improved residential buffer in comparison with the existing buffer, with an expanded width, denser tree plantings including evergreens that provide year round screening, a new 8-foot fence, and granite curbing, all of which result in improved conditions in comparison to the existing noncompliant buffer. The Board finds that the buffers cannot reasonably be increased to 20 ft. without

eliminating parking and the loading space, interfering with access, vehicle circulation, and negatively effecting the overall development.

2. Waiver for relief from the 36 ft. building height requirement to permit a maximum building height of 42 ft. for the mixed-use building, when measured from the east side (rear) of that building. The Board finds this waiver is appropriate because the existing ICC building has a current height of 44 ft., measured from the east side (rear) and current height of 38 ft. measured from the south side (front). As such, the degree to which the proposed building exceeds height limits is a reduction of the degree to which the existing ICC building exceeds those same requirements. In addition, the Board recognizes that the proposed mixed-use building has been designed to be a replica of the former community church building, and any further reduction in the height of this building would significantly compromise that design objective.

DECISION:

The Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a vote of four (4) in favor and one (1) opposed, hereby **grants** Special Permit and Environmental Impact and Design Review **Approval** pursuant to Section 9.5 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor filed in the office of the Town Clerk on December 13, 2017 and plans revised through April 6, 2017, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

1. The final submitted and approved project plans are entitled "Islington Village Site Plans, Washington, East and School Streets, Westwood, Massachusetts", prepared by GCG Associates, Inc. of Wilmington, MA and stamped by Michael J. Carter, dated December 12, 2017, and last revised on April 6, 2018, consisting of 25 sheets.

The final submitted and approved architectural design plan set are entitled "Proposed Re-Development Islington Center, Westwood, Massachusetts" prepared by McKay Architects, dated April 10, 2018, consisting of 30 sheets.

The above referenced site plans shall be revised to include the following changes and annotations and submitted to the Town Planner for review and approval.

- On the Underground Garage Entry Detail Sheet C-15 adjust the pedestrian signs to face the sidewalks as shown on Sheet C-9 and include a stop sign for existing vehicles;
- Annotate on the plan that the roadway shall be graded to drain into the existing catch basin in front of the existing Wentworth Hall location on Washington Street;

- Add an accessible ramp on the sidewalk behind CVS to connect to the parking lot's crosswalk;
 - Update the parking lot island in the municipal lot plan detail on Sheet C-15 to provide six inch high vertical granite curbing around the entire planted area;
 - Include sidewalk elevation detail at the parking garage entrance that maintains sidewalk height;
 - Update Detail Sheet VIII Sheet C-20 to show a dual recycling and trash receptacle;
 - Clarify bike rack detail on Sheet C-20 on Detail Sheet VIII;
 - Identify with a plan note each existing tree to remain; and
 - Update the Landscape Plans Sheet L1 and L2 to label grass and ground cover areas and details for the area along northerly property line on Sheet L2 adjacent to 262 Washington Street.
2. Except as modified by the Conditions and Findings hereof, the Project shall comply with the approved Project Plans in all respects and the Applicant shall pursue completion of the Project with reasonable diligence and continuity (understanding that the Project may be constructed in phases). If there is a delay of more than three months during the construction season or more than six months after a building's demolition, the Applicant shall return to the Board to present a screening plan.
 3. The Applicant shall work with BETA Group, the Town Engineer, Town Planner, Board of Selectmen, and Public Safety Officer to design and facilitate signal timing adjustments to realize operational improvements at the intersection without geometric or physical modifications to the Washington/East/School Street intersection. Retiming of the signals summarized in the submitted Tables 2 and 3 from Bayside Engineering, with and without southbound lag phase for Washington Street, shall be implemented on a trial basis prior to final implementation. All costs associated with new signals shall be the responsibility of the Applicant. Applicant shall retrofit all traffic signals with the reflective signal backplates wherever possible at the Applicant's expense.
 4. Due to the mixed use nature of the project, the Board accepts the Applicant's proposal to have the parking lot site lighting remain on throughout the night for security purposes and for the building wall and signage lights to be turned off an hour after the close of business. The photometric plan dated March 20, 2018 shall be revised to reduce the light level in the area at the corner of the building and loading area behind the proposed CVS. Modify the lighting design to increase light levels in the driveway on the north portion of the east street parcel. The revised plan shall clearly identify the security lighting and the corresponding timing data and shall be submitted to the Town Planner and Town Engineer for review and approval.

5. Protective bollards shall be installed surrounding the outdoor playground as shown on the project plans.
6. The Applicant shall submit the an ANR plan to the Planning Board combining and reconfiguring the lots on the west side of Washington Street (i.e., School Street side) prior to the transfer of any Town-owned property on this side of Washington Street and prior to the issuance of any building permits for the CVS building. The Applicant shall submit an ANR plan to the Planning Board combining and reconfiguring the lots on the east side (i.e., East Street side) of Washington Street prior to the transfer of any Town-owned property on this side of Washington Street and prior to the issuance of any building permits for the mixed-use building.
7. All proposed evergreen trees shall be at least eight (8) ft. in height at the time of planting and all deciduous trees shall be planted with a four (4) inch caliper as shown on the landscape plans. The fencing and landscaping in the residential buffer areas on the School Street side shall be installed prior to a certificate of occupancy for the CVS building and the fencing and landscaping in the residential buffers on the East Street side of Washington Street shall be installed prior to a certificate of occupancy for the renovated retail/MMO building. Notwithstanding the above, if building construction is completed outside of the planting season, plantings may be delayed to the next available planting season [April 15 - July 15 and September 15 - November 15] without delaying the issuance of certificates of occupancy for the buildings.
8. All existing trees to remain shall be protected at all times during construction activity including shielding of the root area wherever possible.
9. The Applicant shall be responsible for maintenance of all landscaping on the Applicant's property and shall replace all dead or dying plantings in-kind within the first available growing season throughout the lifetime of this special permit.
10. Prior to construction for each phase, the Applicant shall submit specifications for the mechanical equipment to confirm compliance with noise level requirements in Section 9.5.15.1.1.2 of Zoning Bylaw.
11. All accessible spaces shall be appropriately designed with signage and shall be served by appropriately located accessible ramps.
12. The Applicant shall continue to store the Blue Hart Tavern (the "BHT") on the Applicant's property until a date ten (10) days after the Town receives notice that the Attorney General has approved the zoning map amendment article affecting 9 School Street and 277A Washington Street (the "Final Moving Date"). The Applicant may (but is not required to) relocate the BHT to the lot designated for the same on the School Street Side and restore the same for permitted uses. In the event that the Applicant elects to relocate and restore the BHT on or before the Final Moving Date, the ownership of the lot designated for the same shall remain with Applicant. In the event the Applicant elects not to relocate and restore the BHT, the Applicant shall give interested persons a reasonable opportunity to take possession and ownership of the BHT for purposes of relocating and restoring the same on the designated lot.

However, the designated lot shall not be transferred to any interested party unless and until the Planning Board grants approval for the proposed relocation, restoration and reuse of the BHT on the designated lot by the interested party, which approval shall include appropriate provisions to ensure the timely completion of all restoration work. In the event that the Applicant elects not to relocate and restore the BHT, and no interested party requests and receives Planning Board approval for the relocation, restoration and reuse of the BHT on the designated lot by the Final Moving Date, said lot shall be transferred from the Applicant to the Town, and the Town shall have an opportunity to relocate and restore the BHT on the designated lot at the Town's expense. Notwithstanding any provision herein to the contrary, in the event that neither the Applicant nor the Town, nor any interested party has relocated the BHT by the sooner of the Final Moving Date or November 30, 2018, the Applicant shall be permitted to demolish the BHT.

13. All sidewalks and walkways shall remain clear from snow. Snow shall be stored in the snow storage locations and not stored in the required parking spaces. The Applicant shall remove snow off site and treat areas as outlined in the Operation and Maintenance (O&M) Plan.
14. Applicant shall use reasonable efforts to have the sidewalks on School, Washington and East Street remains open to pedestrians and maintained free of construction debris throughout the period of construction. In the event that sidewalk closure is required, the Applicant shall submit a closure plan to the Westwood Department of Public Works for review and approval that provides temporary sidewalk over parking spaces without impacting vehicular traffic whenever possible.
15. Construction trucks and construction vehicles shall only use the Washington and East Street construction entrances and exits, shall be cleaned daily or as needed, and shall be prohibited from travelling down Strafford Place or travelling on the portion of School Street that is west of the project site.
16. All delivery trucks servicing CVS must use the designated loading area and are prohibited from turning right onto School Street when exiting the project site. All trucks shall enter the project site from Washington Street to the School Street entrance. Truck deliveries shall take place off-peak hours but shall not occur between the hours of 12:00 midnight and 6:00 am. There shall be a sign prohibiting trucks from turning right onto School Street from the CVS site.
17. All vehicles loading or unloading at the mixed-use or retail building on the east side of Washington Street must use the designated loading space on the east side of that site.
18. All surface parking spaces as well as any on-street spaces shall be shared throughout the project site and shall not be restricted to any specific business or use with the exception of CVS customer pick-up. Cross parking easements shall be established and recorded for use of the CVS and municipal lot properties; provided that reasonable efforts shall be used to provide forty (40) parking spaces for CVS use throughout these lots.

19. The underground parking garage shall provide one space per residential condo unit and the remaining 18 spaces shall be available for use by the business tenants of the building or an additional space may be available for purchase by any condo residents.
20. The outdoor seating areas shall be cleaned daily or as often as needed. All outdoor furniture shall be secured to withstand inclement weather or removed in advance of forecasted storms. Outdoor furniture shall be situated as to always maintain a minimum three (3) foot wide accessible aisle for pedestrian travel.
21. All building mounted light fixtures shall be designed and installed to prevent glare onto nearby properties. No fixtures shall be mounted higher than fifteen (15) feet above the ground directly below such fixture.
22. The Department of Public Works shall be notified at least 48 hours prior to installation of infiltration systems, catch basins, and drainage chambers, and shall be afforded an opportunity to be present during the installation and backfill.
23. Applicant shall submit details and documentation for all exterior mechanical equipment units or other noise sources to demonstrate compliances with the noise requirements in Section 9.5 to the Town Planner for review and approval prior to building permits for each building.
24. Prior to the transfer of any Town land to the Applicant, the Applicant shall undertake a Phase 1 environmental evaluation of the properties proposed for redevelopment.
25. The Applicant shall be responsible for the removal of trash and recycling from the residential building on weekly basis, or more frequently, if necessary.
26. All parking lot line striping and on-site crosswalks shall be maintained by the Applicant, as necessary.
27. The project area shall include only Vertical Granite Curbing except in the area adjacent to the retail building on the 9 School Street building as shown on the Project Plans.
28. The bicycle racks shall be installed and maintained in compliance with the Planning Board's current Bicycle Parking Standards and shall be located a minimum of two (2) feet from any obstructions on at least three sides such as walls, landscaping, signage or other street furniture as shown on the Project Plans.
29. All sidewalks across driveways on School Street, Washington, and East Streets shall be continuous and maintain the existing height of the adjacent sidewalk. The driveway apron shall slope down to meet the grades of the street and the site's driveway, as shown on the approved plans. The curb stops shall be installed in accordance with the final approved plans to protect pedestrians on sidewalks.
30. All new plantings within the public way shall be guaranteed for a minimum of two years and the Applicant shall be responsible for maintenance during that time period.

31. All trash receptacles throughout the project site shall be dual trash and recycling receptacle as shown on the final revised project plan detail specifications.
32. The Applicant shall promptly repair any damage caused to sidewalks, street pavement, street lights, trees, tree grates, curbing, driveway aprons, signs or other fixtures or features within the public right of way throughout the period of construction, after obtaining permission from the Town. Such repairs shall be performed to Town of Westwood standards.
33. A final sign package for each separate building shall be submitted to the Town Planner including dimensions, materials, and lighting details prior to applying for a sign permit from the Building Department for that building to ensure compliance with the Zoning Bylaw Section 6.2 or Section 9.5.11. Except for the CVS, wall signage shall have a wooden appearance and shall have exterior illumination by gooseneck lighting fixtures. The monument sign proposed for CVS shall be no greater than six (6) feet in height and illuminated pursuant to Zoning Bylaw Sections 9.5.11.13 [Sign Illumination] or Section 6.2.
34. All work within the Town's right-of-way including sidewalk replacement, utility work, and curbing repairs shall be coordinated with the Town's Department of Public Works.
35. The three required affordable housing units shall be as defined in the Planning Board's Rules and Regulations and shall meet the requirements for low- and moderate-income housing as defined by the Massachusetts Department of Housing and Community Development (DHCD). The affordable units shall be affordable in perpetuity, shall count towards the Town's requirements under M.G.L. Chapter 40B, Sections 20-23, and shall be permanently listed on DHCD's Subsidized Housing Inventory (SHI). The unit at 321 Washington Street shall be submitted to DHCD for approval prior to the transfer of any Town-owned property to the Applicant and the two units at 256 Washington Street shall be submitted to DHCD for approval during construction of the mixed use building and prior to the issuance of a certificate of occupancy for the residential units. In the event that the two units at 256 Washington Street are not approved by DHCD, the Applicant shall be required to provide two affordable units that will qualify on the Town's SHI off-site at another location and shall be submitted to the Planning Board for review and approval prior to submission to DHCD.
36. This Special Permit is issued to Petruzzello Properties, LLC and the Town of Westwood and shall not be transferrable until after the completion of the project in its entirety, unless approved by the Planning Board.
37. The Applicant shall provide asbestos and lead surveys to the Westwood Board of Health conducted in compliance with State Regulations.
38. The submitted draft Stormwater Pollution Prevention Plan (SWPPP) dated March 30, 2018 prepared by GCG Associates, Inc. Wilmington, MA shall be revised to include provisions to protect the infiltrative capacity of soils in infiltration areas and shall be finalized with a signature copy and submitted to the Town Planner for review and approval prior to the start of construction.

39. The Long Term Operation & Maintenance Plan (O&M) Plan shall be revised to include a map showing the location of the systems and facilities and inspection forms, snow storage and snow removal details and shall be submitted to the Town Planner and Conservation Agent for review and approval prior to the start of any construction.
40. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, 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.
41. This Approval shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant thereof. The Planning Board may extend such approval, for good cause, upon the written request of the Application.
42. The site shall be cleaned daily during construction to eliminate any debris going onto other properties.
43. During construction, the Applicant shall use a waste hauler, licensed by the Westwood Board of Health to dispose of the construction debris and trash disposal.
44. During construction, the Applicant shall provide portable toilets in the active construction area, licensed by the Westwood Board of Health.
45. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
46. Any material modification, deletion or amendment to the Special Permit Approval shall be done in accordance with the requirements of M.G.L. Chapter 40A § 9 and Westwood Zoning Bylaw Section 9.5.16.12 [Special Permit Modification]. A modification deemed by the Building Commissioner to be a significant modifications shall require an application for an Amendment to the FMUOD Special Permit to the Planning Board in accordance with M.G.L. Chapter 40A §9. Any modification, deletion or amendment to the Special Permit which a majority of the Planning Board determines is a minor modification can be approved by the Board at a regular meeting without the need to follow the notice and hearing requirements of Chapter 40A or the Westwood Zoning Bylaw. Any modification which the Building Commissioner deems minor in nature shall follow the procedures of Section 7.3.6 (Administrative Environmental Impact and Design Review Approval by the Town Planner) of the Westwood Zoning Bylaw.
47. Construction activity shall be limited to the hours of 7:00 am and 7:00 pm Monday through Saturday. Construction activity on Sundays shall be limited to interior work and emergency site work only.

48. Prior to issuance of a Certificate of Occupancy for each building, the Proponent shall provide three (3) full-size 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 also be delivered to the Board in an electronic format approved by the Information Systems Director (AutoCad and PDF) for compatibility with the Town of Westwood GIS database.
49. In the event that the properties at 277A Washington Street and a portion of 9 School Street are not rezoned to the FMUOD6 zoning district through a zoning map amendment within one year of the date of this decision, the Special Permit shall lapse and be of no further force and effect.
50. The Town Planner and Town Engineer shall inspect the site and sign off on all requests for occupancy permits for each use during all phases to verify compliance with Project Plans and this Approval prior to issuance of an occupancy permit from the building department.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Planning Office and the Office of the Town Clerk originally on December 13, 2017 and through the close of the public hearing on April 10, 2018. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application, cover letter, narrative prepared by Petruzziello Properties, LLC dated December 12, 2017, received by the Town Clerk and Planning Department on December 13, 2017.
2. Plan entitled "Islington Village Site Plans, Washington, East and School Streets, Westwood, Massachusetts", prepared by GCG Associates, Inc. and stamped by Michael Carter, dated December 12, 2017, revision 2 - February 1, 2018, revision 3 - February 7, 2018, revision 4 - March 6, 2018, revision 5 - dated March 8, 2018, revision 6 - March 30, 2018, and last revised on April 6, 2018 (revision 7) consisting of 25 sheets.
3. Architectural plan set are entitled "Proposed Re-Development Islington Center, Westwood, Massachusetts" prepared by McKay Architects, dated April 10, 2018, consisting of 30 sheets.
4. Peer Review Letter from Philip Paradis of BETA Group to Abigail McCabe, Subject: Islington Center Mixed use Development Peer Review Close Out, dated April 10, 2018.
5. Letter from Tricia Perry Library Director to Trevor Laubenstein and Westwood Planning Board, Re: Islington Branch Library, dated April 9, 2018.

6. Memorandum from Nicole Banks Recreation Director, to Abby McCabe Town Planner, Re: Islington Center Redevelopment Proposal – Recreation Department Review, dated April 9, 2018.
7. Letter from Danielle Sutton Director of Youth & Family Services Department to Trevor Laubenstein, Subject: Y&FS Department Response to Islington Center RFP Project, dated April 9, 2018.
8. Analysis of Residential Landscape Buffer Waiver Request from Town Planner to Planning Board, revised through April 10, 2018.
9. Letter from Susan Harrington, GCG Associates, Inc. to Abigail McCabe, Re: Islington Center – Mixed-Use Development Peer Review Response to BETA’s Review Comments, Dated: April 4, 2018, letter dated April 6, 2018 (24 pages with exhibits).
10. Confirmation of Evidential Review from Missed Hearing, Town of Westwood, Trevor Laubenstein, dated April 10, 2018 submitted to Town Clerk on February 11, 2018.
11. Confirmation of Evidential Review from Missed Hearing, Town of Westwood, Steven Olanoff, dated February 22, 2018 and submitted to Westwood Town Clerk on February 22, 2018.
12. Islington Center Redevelopment Project Issue Resolution Chart (23 issues), received March 20, 2018 hearing.
13. Islington Center Redevelopment Comparison of Petruzzello RFP Proposal to Other Options, received March 20, 2018 hearing.
14. Islington Center Redevelopment Project Before and After Property Analysis for Town-owned Property and Privately Owned Property, received March 20, 2018.
15. Letter of authorization from The Cohen Realty Limited Partnership, to Westwood Planning Board, Re: 277A Washington Street, Westwood, MA, dated April 2, 2018.
16. Fiscal Peer Review Letter from RKG Associates, Inc. to Abigail McCabe, Subject: Peer Review Fiscal Commentary – Proposed Islington Village, revised February 26, 2018 (9 pages).
17. Electronic Mail from Steven Lock, DWWD, March 26, 2018 and April 2, 2018 to Sue Harrington.
18. PM&C Project Management Cost Estimate for Islington Public Library, Design Options, Study Estimate and Preliminary Plans, prepared by Gienapp Design Architecture, dated February 16, 2018.
19. Proposed Renderings and Existing Views entitled “Redevelopment of Islington Village, Westwood, MA” prepared by McKay Architects.
20. Illustration and Traffic Option Exhibit from BETA Group.
21. Letter from June Cassidy, 628 High Street, Westwood to Planning Board Members, dated April 2, 2018.
22. Electronic Mail from Town Planner Abigail McCabe to June Cassidy, Subject: Letter to Planning Board, sent April 9, 2018.

23. Letter from Joe Doyle Building Commissioner to Abigail McCabe, RE: Proposed Islington Development, dated April 5, 2018.
24. Exterior Signage Package for CVS Pharmacy prepared by Poyant dated April 4, 2018.
25. Lighting Package Wall Sconces 5006 ELCAST Lighting, Baselite Sign Light Catalog,
26. Memorandum from Abby McCabe, Town Planner and Planning Board to Finance and Warrant Commission, Re: Zoning Amendments & Islington Center Redevelopment Summary, dated March 22, 2018.
27. Peer Review Letter from BETA Group, Inc. to Abigail McCabe, Re: Islington Center – Mixed Use Development Peer Review Update, dated April 4, 2018 (20 pages).
28. Review letter from BETA Group, Inc. to Abigail McCabe, Re: Islington Center – Mixed Use Development Peer Review Update, dated March 16, 2018 (21 pages).
29. Memorandum from Philip Paradis of BETA Group, Inc. to Abigail McCabe, Re: Islington Center – Updated Parking Summary, dated March 15, 2018 revised through April 3, 2018 (with ITE Exhibits).
30. Letter from Lynn Kaminski to Trevor Laubenstein, Chairman, received March 12, 2018.
31. Revised Building B Mixed Use Building Elevation prepared by McKay Architects, Front and Rear Elevations Sheet B-2.1 and Side Elevation Sheet B-2.2 dated March 7, 2018.
32. Response letter from Kenneth Cram of Bayside Engineering, to Westwood Planning Board, Re: Petruzzello Properties, LLC, Islington Village, Westwood, MA, dated March 6, 2018.
33. Petruzzello Properties, LLC Parking Overview for Islington Redevelopment, Westwood, dated February 27, 2018.
34. Memorandum form Fire Chief John Deckers, Subject Memo 18-006 Islington Center Project, dated March 20, 2018.
35. BETA Group, Parking Summary for Islington Center, dated February 27, 2018.
36. Building A Rendering for New CVS dated 1/16/18, prepared by McKay Architects.
37. Building A Elevations entitled “New Commercial Development CVS Washington Street, Islington, MA” prepared by McKay Architects, Exterior Elevations dated January 16, 2018, Sheets A-2.1, A-2.2.
38. Building B rendering for “Proposed Mixed Use Building Corner of Washington and East Street, Islington, MA” prepared by McKay Architects dated January 16, 2018, Sheets B-1.1, B-1.2, B-1.3, B-1.4, B-2.1, B-2.2.
39. Elevation for “Proposed Mixed Use Building Washington & East Street, Islington, MA” prepared by McKay Architects, dated December 11, 2017; Washington Street Elevation, Building C C-1.1 Floor Plan, Sheet C-1.2, Sheet C-2.1, Sheet C-2.2, Sheet C-2.3.

40. Letter from Susan Harrington of GCG Associates to Abigail McCabe, Re: Islington Center – Mixed-Use Development Peer Review, Response to BETA’s Comments, dated March 16, 2018, dated March 30, 2018 (8 pages).
41. Revised Architectural Design Package Existing and Proposed Renderings entitled “Redevelopment of Islington Village, Westwood, MA” prepared by McKay Architects, dated March 13, 2018 (16 pages).
42. Environmental Assessment prepared for Alex Cavallini, Dedham Savings Bank, prepared by IES, Inc. of Lynnfield, MA, entitled ASTM Screen/Limited Site Assessment, dated February 6, 2018 for 277-283 Washington Street, Westwood, MA (312 pages) and for 280-288 Washington Street, Westwood, MA (318 pages).
43. Letter from Susan Harrington of CGC Associates to Abigail McCabe, Re: Islington Center – Mixed-Use Development Peer Review, Response to BETA’s Review Comments, dated February 12, 2018, dated March 9, 2018 (8 pages).
44. Preliminary Floor Plans for Islington Library Study prepared by Gienapp Design Architecture, dated February 8, 2018, First Floor Scheme 1 and Basement Floor Scheme 1.
45. Petruzzello Properties, Islington Redevelopment Project Fiscal Impact Review, submitted at February 13, 2018 hearing.
46. Electronic Mail from Michael d’Entremont to Abigail McCabe, Subject: Islington Development, sent February 16, 2018.
47. Electronic Mail from Jennifer Ferraro to Nora Loughnane and Abigail McCabe, Subject: Y&FS, Recreation and MMO Space, sent February 14, 2018.
48. Electronic Mail from Nora Loughnane to Planning Board FW: Subject: Y&FS, Recreation and MMO Space, sent February 15, 2018.
49. Memorandum from Paul Aries, Recreation Commission Chair to Michael Jaillet and Abby McCabe, Re: Islington Center Redevelopment – Recreation programming space needs, dated February 27, 2018.
50. Memorandum from Board of Selectmen to Planning Board, RE: Islington Redevelopment Project, dated January 30, 2018.
51. Memorandum of Understanding dated September 2017 between Petruzzello Properties and Town of Westwood Board of Selectmen.
52. Revised Auto turns and Ladder Truck and WB-50 Truck, prepared by GCG Associates, revised through 4/4/18.
53. Revised Stormwater Calculations; Pre and Post, prepared by GCG Associates.
54. Memorandum from Sarah Bouchard, Housing & Zoning Agent and Housing Partnership to Abby McCabe and Planning Board Members, Re: Comment on Planning Board Application for Islington Village Redevelopment, dated January 25, 2018.
55. Review Letter from Greg Lucas of BETA Group to Abigail McCabe, Re: Islington Center – Traffic Memorandum Peer Review, dated February 9, 2018 (2 pages).

56. Peer Review Letter from BETA Group to Abigail McCabe, Re: Islington Center – Mixed Use Development Peer Review, dated January 12, 2018 (16 pages).
57. Letter from Jill Onderdonk, President/Chairperson of Westwood Affordable Housing Associates, Inc. and Westwood Housing Authority, to Trevor W. Laubenstein and Westwood Planning Board, dated February 12, 2018.
58. Peer Review Letter from BETA Group to Abigail McCabe, Re: Islington Center – Mixed Use Development Peer Review, dated February 12, 2018 (18 pages).
59. Memorandum from Petruzziello Properties, LLC re: Islington Redevelopment Project, project summary/overview (3 pages).
60. Memorandum from Conservation Agent Karon Skinner Catrone, to Abigail McCabe, RE: Islington Village dated December 29, 2017.
61. Cost Summary – Renovations to Blue Hart Tavern, dated October 12, 2017.
62. Fiscal Impact Memorandum from Mark Fougere to Westwood Planning Board, RE: Islington Mixed Use Proposal, dated December 11, 2017 (10 pages).
63. Letter from Michael McKay to Westwood Planning Department, from Michael McKay, dated January 31, 2018.
64. Memorandum from Kenneth Cram to Giorgio Petruzziello, RE: Redevelopment of Islington Center, Washington Street, Westwood, MA dated February 1, 2018.
65. Letter from Susan Harrington, Project Engineer to Abigail McCabe, Re: Islington Center – Mixed-Use Development Peer Review, Response to BETA’s Review Comments, dated January 12, 2018 and February 7, 2018, dated February 2, 2018.
66. Proposed Site Plan School Street Side Options 1 and 2 for Blue Hart Tavern, prepared by GCG Associates, reviewed at February 27, 2018 hearing.
67. Stormwater Pollution Prevention Plan (SWPPP), for Islington Village, prepared for Petruzziello Properties, LLC, prepared by GCG Associates, Inc. draft dated March 30, 2018 (130 pages).
68. Parking Summary prepared by BETA Group dated February 23, 2018.
69. Memorandum to Abby McCabe and Planning Board Members from Sarah Bouchard, Housing & Zoning Agent, Re: Comment on Planning Board proposal for Islington Center, dated February 12, 2018.
70. Fiscal Peer Review Report from RKG Associates, Inc. to Abigail McCabe, Subject: Peer Review Fiscal Commentary – Proposed Islington Village, dated February 9, 2018.
71. Letter from Michael Jaillet to Trevor W. Laubenstein and Westwood Planning Board, dated December 18, 2017.
72. Architectural package prepared by McKay Architects, submitted to Town Clerk and Planning Board Office on December 13, 2017.
73. Wentworth Hall and Blue Hart Tavern Rendering, presented February 27, 2018.

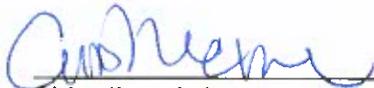
74. PowerPoint Presentation prepared by Planning Staff for Islington Center Redevelopment from March 26, 2018 Finance and Warrant Commission Meeting/Hearing.
75. Response to Traffic Comments from Bayside Engineering to Westwood Planning Board, Re: Petruzziello Properties, LLC Islington Center, Westwood, MA, dated March 28, 2018 (966 pages).
76. Memorandum from Abigail McCabe and Planning Board to Finance and Warrant Commission, Re: Zoning Amendments & Islington Center Redevelopment Summary, dated March 22, 2018 (4 pages).
77. Traffic Impact Study Assessment for Islington Village Redevelopment, East Street and School Street at Washington Street, prepared by Bayside Engineering, dated February 26, 2018 (71 pages) and appendix (673 pages).
78. Existing Traffic Visuals and Improvement Options, Presented February 27, 2018.
79. Presentation from May 31, 2017 to Board of Selectmen on Response to RFP.
80. Traffic Report and Memorandum from Kenneth Cram of Bayside Engineering to Mr. Giorgio Petruzziello, Re: Redevelopment of Islington Center, Washington Street, Westwood, MA, dated December 11, 2017.
81. Application for Stormwater Management Land Disturbance Permit Application Drainage Design & Calculations for Islington Village, Westwood, MA, prepared by GCG Associates, Inc. dated December 12, 2017, revised March 6 and March 30, 2018.
82. Photometric Plan, dated February 19 and March 8, 2018, revised March 20, 2018.
83. Method 2 Risk Characterization and Class A-2 Response Action Outcome Statement, Former Texaco Service Station #101572, 277-283 Washington Street, Islington (Westwood) Massachusetts, MA DEP RTN 3-4140, prepared by Geologic Services Corporation, dated December 2003 (92 pages).
84. Town of Westwood Request for Proposals for the Redevelopment of Property in Islington Center RFP #ECON-16-R-003 (29 pages).
85. Plans prepared for fire turning templates entitled "Fire Truck Turning Templates and WB-50 for School Street Side and East Street Side" prepared by GCG Associates, revised through 4/4/18.
86. Proposed Site Plan entitled "Option B Proposed Site Plan School Street Side" prepared by GCG Associates, last revised March 8, 2018.
87. Islington Center Task Force Motion to Recommend in Favor of Petruzziello Properties Proposal Option 6, dated March 22, 2017.
88. Plans entitled "Landscape and Lighting Plan, East Street Side and School Street Side Details" Sheets L1, L2, and L3, prepared by GCG Associates, landscape design by Sallie Hill Design, dated January 2, 2018, revised through April 6, 2018.
89. Memorandum from Town Planner to Planning Board, Re: Meeting Summary for 4/10/18, 4/4/18, 3/20/18, 2/27/18, 2/13/18, 1/16/18.

- 90. Revenues, Expenses and Capital Needs for Islington Community Center.
- 91. Capital Needs Assessment and Replacement Reserve Analysis for Islington Community Center, Westwood, MA, prepared for the Town of Westwood, prepared by On-Site Insight Recap Real Estate Advisors, dated October 29, 2016.
- 92. Capital Needs Assessment and Replacement Reserve Analysis for Islington Branch Library, prepared for Town of Westwood, prepared by On-Site Insight Recap Real Estate Advisors, dated December 20, 2016.
- 93. Presentation physical model reviewed at February 27, 2018 hearing.
- 94. PowerPoint Presentation for Blue Hart Tavern from Historical Commission Chair Nancy Donahue, presented on February 13, 2018 (22 slides).

RECORD OF VOTE

The following members of the Planning Board voted on April 10, 2018 to **grant** EIDR and Special Permit Approval for the abovementioned project as amended by the conditions: David L. Atkins, Jr., Trevor W. Laubenstein, Michael L. McCusker, and Steven H. Olanoff.

The following members of the Planning Board voted in opposition to EIDR and Special Permit Approval for the abovementioned Project: Brian D. Gorman.



Abigail McCabe
Town Planner
April 18, 2018

2018 APR 18 A 10:32
TOWN CLERK
TOWN OF WESTWOOD