

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

David L. Atkins, Jr., Chairman
Brian D. Gorman, Vice Chairman
Christopher A. Pfaff, Secretary
Deborah J. Conant
Michael L. McCusker



Abigail McCabe, Town Planner
amccabe@townhall.westwood.ma.us
(781) 251-2581

Karyn Flynn, Land Use &
Licensing Specialist
kflynn@townhall.westwood.ma.us
(781) 767-6344

PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
80 Carby Street – Eric Arnold
May 15, 2019**

APPLICANT: Eric Arnold, Executive Director
Hale Reservation, Inc.
80 Carby Street
Westwood, MA 02090

OWNER: Hale Reservation, Inc.
80 Carby Street
Westwood, MA 02090

**PROPERTY
LOCUS:** 80 Carby Street
Westwood, MA 02090
Assessor's Map 04 Lot 001

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to construct four (4) portable circular structures, known as yurts for shelter and assembly for students of the Hale HOLA program at 80 Carby Street, Westwood, MA 02090.

The property is located in the Single Residential C (SRC) Zoning District. The construction of yurts is permitted in the Residential C district and subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed yurt construction information has been reviewed by the Building Commissioner and found to be minor in nature. As such, the proposed yurt construction is 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 April 25, 2019, an application was filed by Eric Arnold on behalf of Hale Reservation, pursuant to Section 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 April 29, 2019.
2. On April 30, 2019, the Building Commissioner was forwarded the Application for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval, pursuant to Section 7.3.6 of the Zoning Bylaw and 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 Sections 7.3.6 of the Zoning Bylaw.

3. On April 30, 2019, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
4. The subject property consists of approximately 341.64 acres located at 80 Carby Street and is shown as Map 04, Lot 001 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant proposes to construct 4 yurts purchased from Pacific Yurts for our Hale Outdoor Learning Adventure (HOLA) summer program. These structures will be used for shelter, assembly and activities by the 150 HOLA summer campers at 80 Carby Street, Westwood, MA 02090.
6. The property is located in the Residential C Zoning District. The proposed construction of four (4) yurts is to the existing permitted, subject to Environmental Impact Design Review Approval, pursuant to Sections and 7.3 of the Westwood Zoning Bylaw.
7. 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 April 25, 2019:

1. Plan set entitled "Hale Reservation Yurt Village", prepared by Lafreniere Architects, dated March 5, 2019.
2. EIDR Application prepared by Eric Arnold on behalf of Hale Reservation, dated April 25, 2019, and received by the Planning Board on April 30, 2019.

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



Abigail McCabe
Town Planner
DATED: May 15, 2019