

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)  
100 High Street – Daniel Kazachkov  
February 4, 2019**

**APPLICANT:** Daniel Kazachkov  
100 High Street  
Westwood, MA 02090

**PROPERTY OWNER:** Westwood Pavilion, LLC  
100 High Street  
Westwood, MA 02090

**PROPERTY LOCUS:** 100 High Street, Westwood, MA 02090  
Assessor's Map 06, Lot 019

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to undertake certain alterations to an existing commercial building by constructing an exterior elevator on the rear of the building (south side) and associated mechanical room and access door at 100 High Street, Westwood, MA 02090. The elevator will be approximately three stories tall (22'11.5" including the basement, first, and second floors) and the siding is proposed to match the existing "yellow" painted wood siding and asphalt shingles over the machine room door to match existing.

The property is located in the ARO (Administrative Research and Office) Zoning District, and the Wireless Communications Overlay District (WCOD). Said facility use is permitted in the ARO zone, and the exterior alterations are subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed alterations have been reviewed by the 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 January 25, 2019, an application was filed by Daniel Kazachkov pursuant to Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application"). The Land Use Specialist reviewed the application and considered it complete on January 29, 2019.

2. On January 29, 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 on January 31, 2019, 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 January 31, 2019, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review and the Application was filed with the Westwood Town Clerk on January 31, 2019.
4. The subject property consists of approximately 1.84 acres located at 100 High Street and is shown as Map 06, Lot 019 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. On August 14, 2007 the Planning Board granted an EIDR approval to convert the residential building to a commercial office building with associated parking. On April 14, 2008, the Planning Board granted a minor modification to the EIDR for reconfiguration a retaining wall and landscaping.
6. The Applicant proposes to undertake alterations to the existing building by constructing an elevator that will be on the rear of the building (south side) and an interior mechanical room with an access door at 100 High Street, Westwood, MA 02090.
7. The property is located in the ARO Zoning District, and within the Wireless Communications Overlay District (WCOD). The proposed modifications to the existing wireless communications facility are permitted, subject to WCOD-EIDR (Environmental Impact Design Review) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.
8. 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 January 25, 2019:

1. Site plan entitled "100 High St., Westwood, MA 02090", prepared by Meridian Associates, dated January 22, 2019, consisting of the following Sheet C-1.
2. Architectural Plans entitled "Westwood Dental Arts – Expansion", prepared by Anthony J. Piermarini, dated December 13, 2018, last revised through January 24, 2019.
3. EIDR Electronic Application submission and photographs, prepared by Daniel Kazachkov, received by the Planning Board on January 25, 2019.

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. The landscaping proposed to be removed with this construction shall be replaced in kind and relocated around the proposed elevator addition.
2. The exterior finish surrounding the elevator and mechanical room shall match the existing building as shown on the approved plans.
3. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.



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Abigail McCabe  
Town Planner  
DATED: February 4, 2019