

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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Brian D. Gorman, Vice Chairman
Christopher A. Pfaff, Secretary
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PLANNING BOARD

**DECISION OF THE PLANNING BOARD
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)**

APPLICANT: Albert Fine
Fine Associates
611 Watertown Street #13
Newton, MA 02460

PROPERTY OWNER: SLD University Station LLC
25 Dartmouth Street
Westwood, MA 02090

PROPERTY LOCUS: 200 University Avenue
Westwood, MA 02090
Assessor's Map 38 Lot 001

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes exterior renovations to existing commercial building 200 University avenue. Proposed improvements include replacing the roof, installing two new four top units, installing a new exterior door and staircase and abate window sealants. The project also included repaving and re-stripping the parking lot, installing accessible parking spaces, landscape improvements, drainage improvements including installing new catch basins and capturing roof runoff, installing a bicycle rack, and new dumpster enclosure.

The property is located in the Industrial (1) zoning district and the Water Resources Protection Overlay District (WRPOD). The proposed exterior renovation to a commercial building and site works is subject to Environmental Impact and Design Review (EIDR), pursuant to Section 7.3 of the Westwood 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 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 makes the following procedural findings and project findings:

1. On August 6, 2018, an application was filed by or on behalf of Fine Associates, pursuant to Section 7.3 [Environmental Impact and Design Review] 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 August 17, 2018 and August 24, 2018. Notice of the public hearing was posted in the Westwood Town Hall commencing on August 10, 2018, and continuing through the opening of the public hearing on September 5, 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 August 13, 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 August 13, 2018.
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 September 5, 2018, in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, and was continued to September 25, 2018, November 27, 2018, January 8, 2019 and January 29, 2019. The Planning Board closed the public hearing on January 29, 2019.
5. Westwood Planning Board Members David L. Atkins, Brian D. Gorman, Christopher A. Pfaff, Deborah J. Conant, and Michael L. McCusker deliberated on the Application at a duly authorized meeting on January 29, 2019.

PROJECT FINDINGS:

1. The subject property consists of approximately 1 acre (43,560 S.F.) located at 200 University Avenue Westwood, MA 02090 and is shown as Map 38, Lot 001 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. Presently, the project site contains a one-story commercial building and parking area.
3. The Applicant proposes to renovate the existing commercial building by installing a new roof, two new rooftop units, abate window sealants, and install new precast stairs and egress door at 200 University Avenue, Westwood, MA 02090. The project's site work includes repaving and re-striping the parking lot, installing accessible parking spaces, landscape improvements, drainage improvements including installing new catch basins and capturing roof runoff, installing a bicycle rack, and new dumpster enclosure.

4. The Project Site is located within the Industrial zoning district. The proposed exterior renovations to the existing commercial building are subject to Environmental Impact Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw.
5. 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 standards set forth in Section 7.3.8 of the Westwood Zoning Bylaw.

WAIVERS:

The Planning Board considered requests for the specific waivers listed below, and determined 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 of submission of the requirement to submit a traffic study prepared by a Registered Professional Engineer under Section 7.3.7.3 of the Westwood Zoning Bylaw. The Board finds this requirement is not necessary because the proposed project proposes renovations to an existing building which includes parking and stormwater improvements.
2. Waiver of submission of a presentation model required by Section 7.3.7.7 of the Westwood Zoning Bylaw. The Board finds this is not necessary for the proposed project.

DECISION:

At a meeting on January 29, 2019, the Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a vote of five (5) in favor and none (0) opposed, hereby **grants** Environmental Impact and Design Review (EIDR) Approval pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described above and as shown on the plan set entitled "Permit Site Plan, 200 University Avenue, Westwood, MA", prepared for Security Lock Distributors, Inc., prepared by Hancock Associates, dated January 9, 2019, last revised January 25, 2019 (Sheets C1, C2, C3, C4, C5, C6, and C7. The landscape plan sheet L-1, prepared by Ray Dunetz Landscape Architecture, Inc. of Boston, dated January 14, 2019, and plans prepared by Fine Associates of 55 Wilde Road Newton, MA 02468 dated May 30, 2018, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

1. The dumpster shall include a gate that shall be closed at all times and the screening shall be repaired as necessary. Dumpster shall be in accordance with Board of Health regulations.
2. Exterior lights, other than security lights, shall be turned off an hour after the close of business. The final exterior lighting plan showing the locations of the light fixtures and light specifications shall be submitted to the Town Planner for review and approval. The lighting plan dated January 14, 2019 shall be updated to increase the light levels for the parking spaces on the south side of the building. Lights shall meet all requirements of Section 6.4.4 of the Zoning Bylaw including no higher than 15 ft. and shielded to prevent glare.
3. Trees and associated landscape improvements shall be installed and completed prior to occupancy. If occupancy is ready during the winter months, Applicant shall install and complete plantings by May 30, 2019.
4. Applicant shall contact the Department of Public Works (DPW) at least 48 hours in advance to have a DPW representative present during the installation and backfill of the drainage structures and systems.
5. The use of sodium chloride "rock salt" as a snow removal or de-icing agent is strictly prohibited. Only non-sodium based deicing agents are permitted in the Water Resource Protection Overlay District.
6. Applicant shall repair any damage caused to roads or structures in the p Applicant shall promptly repair any damage which Applicant causes to sidewalks, street pavement, signs or other fixtures or features within the public right of way, after obtaining permission from the Town. Such repairs shall be performed to Town of Westwood standards.
7. Applicant shall submit asbestos survey conducted in compliance with DEP Asbestos Regulations to the Board of Health and Building Commissioner.
8. The applicant shall use a waste hauler, licensed by the Westwood Board of Health to dispose of construction debris.
9. If necessary, the applicant shall provide a portable toilet, licensed by the Westwood Board of Health.
10. Applicant is responsible for filing any other applications or permits that may be required such as with the Conservation commission, Board of Health, or any other board, committee, commission or regulatory agency of the Commonwealth or federal government.
11. A copy of this decision shall be kept on site at all times during construction.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants originally filed in the Planning Office and the Office of the Town Clerk on August 6, 2018 and all plans filed with the Planning Board throughout the public hearing process until January

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Planning Board Decision EIDR
Security Lock – 200 University Avenue
Planning Board Vote – January 29, 2019

29, 2019. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application prepared by Fine Associates, dated August 1, 2018, and received by the Town Clerk and Planning Department on August 6, 2018.
2. Stormwater Report In Support of Permit Site Plan Set for 200 University Avenue, Westwood, MA, prepared by Hancock Associates, prepared for Security Lock Distributors, Inc., dated January 9, 2019, January 14, 2019, and last revised January 25, 2019.
3. Plan entitled "Permit Site plan, 200 University Avenue, Westwood, Massachusetts, 02090," prepared for Security Lock Distributors, Inc., prepared by Hancock Associates, dated January 9, 2019, revised through January 25, 2019 Sheets C1-C8.
4. Lighting Plan Sheet L-2, for 200 University Ave. Westwood, MA, prepared by Ray Dunetz Landscape Architecture, Inc. of Boston, MA, dated January 14, 2019.
5. Landscape Plan entitled "Landscape Plan and Details" Sheet L-1, prepared by Ray Dunetz Landscape Architects, Inc., prepared for 200 University Ave., dated January 14, 2019.
6. Memorandum from Phil Paradis and Chris Luppino of BETA Group to Town Planner, dated January 21, 2019, January 25, 2019.
7. Memorandum from Jillian Bokoff and Philip Paradis of BETA Group to Abigail McCabe, Town Planner, dated August 27, 2018.
8. Letter from Building Inspector Mike Perkins, to Mr. David Schwartz, re: 200 University Avenue, dated December 6, 2018.

RECORD OF VOTE

The following members of the Planning Board voted on January 29, 2019 to grant EIDR Approval for the abovementioned Project: David L. Atkins, Brian D. Gorman, Christopher A. Pfaff, Deborah J. Conant, and Michael L. McCusker.

The following members of the Planning Board voted in opposition to EIDR Approval for the abovementioned Project: None.



Abigail McCabe
Town Planner
February 1, 2019