

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS



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PLANNING BOARD

MINOR MODIFICATION OF ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
240 UNIVERSITY AVE
Map 38 & Lot 006

February 26, 2019

The Planning Board of the Town of Westwood hereby **approves** the Minor Modification of the Environmental Impact and Design Review originally approved on January 8, 2019 by amending condition #1 by removing the prohibition for use of sodium chloride to allow de-icing by pre-treating the surface with magnesium chloride followed by reduced sodium chloride application, as recommended by Dedham Westwood Water District (DWWD) as outlined in a letter from Mark E. Beaudry of Meridian Associates on behalf of Dacon Corporation dated February 14, 2019.

APPLICANT: Dacon Corporation
16 Huron Drive
Natick, MA 01760

PROPERTY OWNERS: SLD University Avenue, LLC
25-31 Dartmouth Street
Westwood, MA 02090

PROPERTY LOCUS: 240 University Avenue
Westwood, MA 02090
Assessor's Map 36 and Lot 006

BACKGROUND AND PROJECT SUMMARY

The Applicant submitted an application for a minor modification to the previously approved Environmental Impact and Design Review (EIDR), which was originally granted by the Planning Board on January 8, 2019. The purpose of this minor modification is to remove the restriction prohibiting the use of sodium chloride as a de-icing or snow removal agent at 240 University Avenue. After the January 8, 2019 hearing, the Applicant received a recommendation from the Dedham Westwood Water District (DWWD) recommending the use of pre-treatment use of magnesium chloride followed by reduced sodium chloride in a memorandum from Weston & Sampson dated January 11, 2019.

The only modification associated with this request is to amend condition #1 of the Planning Board's January 8, 2019 EIDR approval strictly prohibiting any use of sodium chloride for snow or ice removal.

APPLICATION AND PLANS

The Planning Board evaluated the request for the Minor Modification of January 8, 2018 Environmental Impact and Design Review Approval, which application was originally filed by or on behalf of the Applicant in the Planning Office on February 14, 2019 and the following related submissions ("Project"):

1. Written Request for Minor Modification from Mark E. Beaudry, PE of Meridian Associates, to Abigail McCabe, Re: 240 University Avenue, Westwood, MA, dated February 14, 2019.
2. Memorandum from Bruce W. Adams, of Weston & Sampson, Subject: Review of the Special Permit Application for 240 University Ave., dated January 11, 2019.
3. Stormwater Management Operation and Maintenance Plan, SLD University Avenue, LLC, Building and Site Improvements, 240 University Avenue, Westwood, MA, dated January 17, 2019.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicant, the Town of Westwood Planning Board has determined that the Application complies with the requirements of the Planning Board's, the Planning Board makes the following procedural findings and project findings:

FINDINGS:

1. On February, 26, 2019, on a vote of 3-2, the Planning Board considered this Project Minor Modification in conformance with all conditions of the EIDR (Environmental Impact and Design Review) Approval.
2. Westwood Planning Board members David L. Atkins Jr., Brian D. Gorman, Christopher A. Pfaff, Deborah J. Conant, and Michael L. McCusker deliberated on the Application at a duly authorized meeting on February 26, 2019.

DECISION

At a meeting on February 26, 2019, the Planning Board evaluated the Application in relation to the above findings, and did this day by a vote of three (3) favor and two (2) opposed, voted to **approve** the Minor Modification of the EDIR as described above.

RECORD OF VOTE

The following members of the Planning Board voted to approve the Minor Modification of the EIDR: David L. Atkins Jr., Christopher A. Pfaff, and Michael L. McCusker.

The following members of the Planning Board voted to deny the Minor Modification of the EIDR: Brian D. Gorman, Deborah J. Conant



Abigail McCabe, Town Planner

DATED: June 3, 2019