

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
375 University Avenue
March 21, 2019**

APPLICANT: John Garrett
Maverick Corporation
1 Westinghouse Plaza
Hyde Park, MA 02136

PROPERTY OWNER: UNIAVE ONE Limited Partnership
375 University Ave
Westwood, MA 02090

PROPERTY LOCUS: 375 University Avenue
Assessor's Map 37, Lot 012

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to install a dual e-charging station and additional equipment including: concrete equipment pad, cabinet to house electrical components, associated underground conduit and concrete pedestal to mount the charging stations. Two bollards will be installed in front of the charging station as well as two in front of our concrete pad.

The property is located in the I (Industrial) Zoning District. Said facility use is permitted in the all zones, 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 February 18, 2019, an application was filed by Maverick Corporation pursuant to Sections 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 February 28, 2019.
2. On March 6, 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 February 28, 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 3.85 acres located at 375 University Avenue and is shown as Map 37, Lot 012 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant proposes to install a dual electric charging station at the south west side of the parking lot near in front of two of parking spaces on the right side of the building at 375 University Ave, Westwood, MA 02090. There is one e-charging station with dual access able to serve two vehicles at one time proposed with this project.
6. The property is located in the Industrial Zoning District. The proposed modifications to the existing wireless communications facility are permitted, subject to EIDR (Environmental Impact Design Review) Approval, pursuant to Section 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 February 18, 2019:

1. Plan set entitled "Electric Vehicle Charging Stations, 375 University Avenue, Westwood, MA 02090", prepared by Maverick Corporation, prepared for Eversource Energy, dated November 19, 2018 consisting of 15 sheets.
2. EIDR Application prepared by John Garrett of Maverick Corporation dated February 18, 2019, received by the Planning Board on February 28, 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. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, and with all conditions of prior approvals, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.

2. The parking spaces shall be painted and configured to maintain a minimum of the nine foot width and eighteen foot length.
3. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.



Abigail McCabe
Town Planner
DATED: 3/21/2019