

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR) APPROVAL
80 Wilson Way – Fairlane Westwood, LLC
June 12, 2019

APPLICANT: Michael Grill
Fairlane Westwood, LLC
1035 Cambridge Street
Cambridge, MA 02141

PROPERTY OWNER: Same as Applicant

PROPERTY LOCUS: 80 Wilson Way
Westwood, MA 02090
Assessor's Map 23, Lot 235

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes façade improvements at the main entrance to the existing commercial building by constructing a new canopy. Other site work includes installing a drywell in the front landscaped area to capture the runoff from the entrance canopy at 80 Wilson Way, Westwood, MA 02090.

The property is located in the HB (Highway Business) Zoning District. The exterior alterations are subject to Environmental Impact Design Review (EIDR) Approval, 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 May 8, 2019, an application was filed by Fairlane Westwood, LLC 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 May 24, 2019 and May 31, 2019. Notice of the public hearing was posted in the Westwood

Town Hall commencing on May 16, 2019, and continuing through the opening of the public hearing on June 11, 2019. 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 May 17, 2019.

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 May 15, 2019.
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 June 11, 2019 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts. The Planning Board closed the public hearing the same evening.
5. Westwood Planning Board Members David L. Atkins, Brian D. Gorman, Christopher A. Pfaff, Deborah J. Conant, and William F. Delay deliberated on the Application at a duly authorized meeting on June 11, 2019.

PROJECT FINDINGS:

1. The subject property consists of approximately 10.62 acres located at 80 Wilson Way and is shown as Map 23 Lot 235 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. Presently, the project site contains a commercial building and 259 off-street parking spaces. The building is currently on unoccupied and most recently used as office space.
3. The Applicant proposes façade improvements at the main entrance to the existing commercial building by constructing a new canopy. Other site work includes installing a drywell in the front landscaped area to capture the runoff from the entrance canopy at 80 Wilson Way, Westwood, MA 02090. Applicant submitted a concept plan to capture one inch of roof runoff from the full roof to be recharged into an underground infiltration system to be constructed at a later time. The Board agreed that the full recharge system is not required to be constructed prior to the façade improvements and shall be constructed when a new tenant is proposed.
4. The Project Site is located within the Highway Business (HB) zoning district. No building user is proposed at this time. The exterior alterations 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 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. On June 11, 2019 the following waivers are hereby granted by the Planning Board:

1. The Board voted to waive the strict requirement of Section 7.3.7.2 [Exterior Lighting Plan] requiring the submission of an exterior lighting plan. Application does not propose changes to the existing lighting.
2. The Board voted to waive the strict requirement of Section 7.3.7.3 requiring a professionally prepared traffic study because no increase is projected with this proposal to upgrade the front entrance.
3. The Board voted to waive the strict requirement for the submission requirement to provide a storm drainage report including drainage calculations for runoff required by Section 7.3.7.1.6 of the Zoning Bylaw. The Board finds the Applicant's proposal to capture the stormwater runoff from the new entry canopy and divert to a drywell to be sufficient stormwater improvement with this proposal for façade changes. Applicant has provided conceptual drainage plans to capture at least one inch of roof runoff and direct to an underground recharge system to be completed when a tenant is proposed.
4. The Board voted to waive the requirement for submission of a presentation model under Section 7.3.7.7 of the Zoning Bylaw. The Board finds the architectural plans, site plan, and photographs provided are adequate to visualize the proposed project.

DECISION:

On June 11, 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 in the application therefor filed in the office of the Planning Board and the Town Clerk on May 15, 2019 and as shown on the plans entitled "80 Wilson Way – Front Facade" prepared by Maugel Architects, dated January 11, 2019 all material submitted through the close of the hearing on June 11, 2019 subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

1. Owner/Applicant shall submit final design details related to the roof recharge system to capture one inch of the roof runoff. Plans and details including roof drainage systems shall be submitted to the Town Engineer and Town Planner for final review and approval.
2. The stormwater runoff recharging system shall be completed within 30 days of a final occupancy permit for the first tenant.
3. Soil test data shall be performed prior to construction and inspected by the Town Engineer or BETA Group.
4. The Public Works Department or BETA Group shall be contacted 48 hours in advance of installation of the recharge system to be present for inspection during the installation and backfill of the system.

5. Owner/Applicant shall install a bike rack that meets the Planning Board's bike parking standards for style type and location and sizing details.
6. Owner/Applicant shall provide certified final as-built plan showing the proposed addition.
7. If an exterior dumpster is required, the dumpster shall be fully enclosed in an enclosure with gates and solidly constructed of wood, vinyl, or stone. Chain-link is prohibited. Dumpster gates shall be closed at all times when not in use and placed on concrete pad in compliance with Board of Health regulations.
8. All non-security lights shall be turned-off an hour after the close of business. Any new lighting to be installed shall be meet the current requirements of Section 6.4 [Exterior Lighting] of the Zoning Bylaw and submitted to the Town Planner for review in approval in advance of installation.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Planning Office and the Office of the Town Clerk on May 15, 2019. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Environmental Impact and Design Review Application, Impact Statement, Photographs, filed pursuant to Section 7.3 of the Zoning Bylaw and determined to be completed on May 14, 2019.
2. Architectural Plans prepared by Mangel Architects entitled "80 Wilson Way – Front Façade", dated January 11, 2019 (7 sheets).
3. Site Plan sheet C-1 titled "Façade Improvements", prepared by VHB, dated May 30, 2019.
4. Memorandum from Conor Nagale of VHB, Re: Stormwater Memo, 80 Wilson Way, Westwood, MA to Westwood Planning Board, June 6, 2019.
5. Plan prepared by VHB entitled "Rooftop Recharge Concept Plan for 80 Wilson Way, Westwood, MA" dated June 10, 2019.

RECORD OF VOTE

The following members of the Planning Board voted on June 11, 2019 to grant EIDR Approval for the abovementioned Project: David L. Atkins, Brian D. Gorman, Christopher A. Pfaff, Deborah J. Conant, and William F. Delay.

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



Abigail McCabe
Town Planner
June 12, 2019