

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR) MODIFICATION APPROVAL
80 Wilson Way – Fairlane Westwood, LLC
November 19, 2019

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

RECEIVED

By Town Clerk at 1:03 pm, Nov 21, 2019

PROPERTY OWNER: Same as Applicant

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

BACKGROUND AND PROJECT SUMMARY

On June 12, 2019, the Owner received an Environmental Impact Design Review (EIDR) Approval for façade improvement at the main entrance with a condition that the final plans for stormwater management improvements to recharge one inch of runoff from the roof to an underground infiltration system be installed under the parking lot at 80 Wilson Way, Westwood, MA 02090. After further depth testing the seasonal high groundwater elevations to accommodate the system was determined to be high. The Owner requests a revised stormwater improvement plan from the Planning Board with this modification by installing a Jellyfish Stormwater Treatment filter in lieu of the underground infiltration system. The Applicant requests a modification to permit an alternative proposal that includes retrofitting the parking area drainage system with a propriety water quality unit to capture and treat the parking lot runoff.

The property is located in the HB (Highway Business) Zoning District. The request for an alternate stormwater system is subject to Environmental Impact Design Review (EIDR) Modification 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 October 24, 2019, a complete 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 *Transcript Bulletin*, a newspaper of general circulation in Westwood, on October 31, 2019 and November 7, 2019. Notice of the public hearing was posted in the Westwood Town Hall commencing on October 24, 2019, and continuing through the opening of the public hearing on November 19, 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 October 25, 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, Select Board, Building Commissioner, Conservation Commission, Department of Public Works, Fire Chief, Police Chief, Town Engineer, Historical Commission, and Pedestrian and Bicycle Safety Committee on October 24, 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 November 19, 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, and Deborah J. Conant deliberated on the Application at a duly authorized meeting on November 19, 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.
3. The Applicant proposes a modification condition #1 of the Planning Board's June 12, 2019 Environmental Impact Design Review Approval which required final plans to capture one inch of water from the roof to be recharged in an underground system to be submitted. The Owner requests a revised stormwater improvement plan from the Planning Board with this modification. The Applicant requests a modification to permit an alternative proposal that includes retrofitting the north parking area drainage system with a propriety water quality unit to capture and treat the parking lot runoff due to soil depth testing that discovered a high groundwater table that would not provide adequate recharging system for the original proposal. The modification presently requested is a new system that includes installation of a Jellyfish Stormwater Treatment Filter, installation of a berm, and catch basin to capture and treat the parking lot runoff.
4. The Board finds the Applicant's revised proposal is a significant improvement to stormwater by treating water prior to discharging to the nearby brook and consistent with the Planning Board's practice for stormwater improvements for redevelopment projects.

DECISION:

On November 19, 2019, the Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a vote of four (4) in favor and none (0) opposed, hereby **grants** Environmental Impact and Design Review (EIDR) Modification 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 October 24, 2019 and as shown in all material submitted through the close of the hearing on November, 2019 subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

1. Owner shall submit final engineered plans for the parking area drainage system. Plans and details including water quality unit detail shall be submitted to the Town Engineer/BETA Group and Town Planner for final review and approval.
2. 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.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants with the Planning Board and Town Clerk on October 24, 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 Request submitted by Fairlane Westwood, LLC, complete application received on October 24, 2019.
2. Drainage Retrofit Memorandum from Conor Nagel and Jeff Black of VHB, dated October 17, 2019.
3. Site Plan entitled "Drainage Retrofit" Sheet C01 prepared by VHB dated October 17, 2019 and Sheet SV-1 Existing Conditions Plan of Land prepared by VHB dated August 27, 2019.
4. Stormwater Memo dated June 6, 2019 from Conor Nagle of VHB.
5. Memorandum from Philip Paradis and Holly Faubert, subject: 80 Wilson Way – Stormwater Improvements, dated November 7, 2019.
6. Response to Comments from Conor Nagle of VHB dated November 15, 2019 package includes revised sheet C-1 Site Plan, Stormwater Operations and Maintenance Plan, 80 Wilson Way (21 pages).
7. Staff comments from ViewPermit.
8. Conservation Commission Approval dated October 24, 2019.

RECORD OF VOTE

The following members of the Planning Board voted on November 19, 2019 to grant EIDR Modification Approval for the abovementioned Project: David L. Atkins, Brian D. Gorman, Christopher A. Pfaff, and Deborah J. Conant.

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



Abigail McCabe, Town Planner

November 21, 2019

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