

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)  
33 Southwest Park – Nano-C, Inc.  
January 21, 2020**

**APPLICANT:** Tom Lada  
Nano-C, Inc.  
33 Southwest Park  
Westwood, MA 02090

**PROPERTY OWNER:** 33-35 Southwest Park, LLC  
Westwood, MA 02090

**PROPERTY LOCUS:** 33-35 Southwest Park  
Westwood, MA 02090  
Assessor's Map 17, Lot 065

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to install a 3,000 gallon liquid oxygen tank, vaporizer and required support equipment on a 6' x 15' concrete pad and metal fence enclosure at the rear of the building at 33 Southwest Park in Westwood, MA 02090.

The property is located in the HB (Highway Business) Zoning District. Said facility use for Manufacturing Use and Research and Development is permitted in the HB zone, 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 January 15, 2020, an application was filed by Nano-C, Inc., pursuant to 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 January 16, 2020.
2. On, January 16, 2020 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. The subject property consists of approximately 1.85 acres located at 33 Southwest Park and is shown as Map 17, Lot 065 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
4. The Applicant proposes to install a 3,000 gallon liquid oxygen tank, vaporizer and required support equipment, 6'X15' concrete pad and a solid metal seven foot high fenced enclosure with parking bollards around the perimeter to the rear of the building at 33 Southwest Park in Westwood, MA 02090.
5. The property is located in the HB Zoning District, said facility use (Manufacturing, and Research and Development); the proposed modifications for outdoor tank and associated equipment are permitted, subject to EIDR (Environmental Impact Design Review) Approval, pursuant to Section 7.3 and the screening requirements of Section 6.3 (Enclosures, Screening and Buffers) of the Westwood Zoning Bylaw.
6. 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 Section 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 Applicant in the Office of the Planning Board on January 15, 2020.

1. Plan page entitled "Nano-C33 southwest Park, Plan to Accompany EIDR Application", prepared by Kelly Engineering Group, dated September 12, 2019.
2. EIDR Application, Narrative, Tank Exposure Calculations and Enclosure Rendering prepared by Tom Lada on behalf of Nano-C, dated January 15, 2020, and received by the Planning Board on January 15, 2020.
3. Photograph rendering of enclosure and bollards.
4. Photometric plan and tank distance exposure details.

All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.



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Abigail McCabe  
Town Planner  
DATED: January 21, 2020