

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Brian D. Gorman, Chair
Deborah J. Conant, Vice Chair
Christopher A. Pfaff, Secretary
David L. Atkins, Jr.
William F. Delay



Abigail McCabe, Town Planner
amccabe@townhall.westwood.ma.us
(781) 251-2581

Karyn Flynn, Land Use &
Licensing Specialist
kflynn@townhall.westwood.ma.us
(781) 767-6344

PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
200 Nahatan Street – Town of Westwood
March 10, 2020**

APPLICANT: Westwood Recreation Department
Town of Westwood
580 High Street
Westwood, MA 02090

PROPERTY OWNER: Town of Westwood
580 High Street
Westwood, MA 02090

PROPERTY LOCUS: 200 Nahatan Street, Westwood
Assessor's Map 21, Lot 048

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to remove and replace the existing pool HVAC unit on the roof of the High School at 200 Nahatan Street, Westwood, MA 02090. The property is located in the single residence E (SRE) zoning district. Said facility use is permitted, 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 March 6, 2020, an application was filed by Richard Adams, Interim Recreation Director, on behalf of the Town of Westwood, pursuant to Section 7.3 [Environmental Impact and Design Review] and Section 9.4 [Wireless Communications Overlay District] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application"). The Town Planner reviewed the application and considered it complete on March 9, 2020.
2. On March 9, 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. On March 9, 2020, 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 36.46 acres located at 200 Nahatan Street and is shown as Map 21, Lot 048 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant proposes to update and replace existing pool HVAC unit on the roof on the High School at 200 Nahatan Street, Westwood, MA 02090. The proposed replacement unit is in the same footprint location but will extend 32 inches higher.
6. The property is located in the single residence E (SRE) Zoning District, and within the Wireless Communications Overlay District (WCOD). The proposed update and replacement of Pool HVAC rooftop unit is allowed, pursuant to Section 7.3 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 March 9, 2020:

1. EIDR Application, Photo images, impact statement narrative, prepared by Richard Adams on behalf of the Town of Westwood, dated March 6, 2020, 2018, received by the Planning Board on March 9, 2020.
2. Plan set entitled "Westwood Recreation Dept. Pool RTU", prepared by NV5, dated October 30, 2019, consisting three sheets.

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



Abigail McCabe
Town Planner
DATED: March 10, 2020