

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL**  
**ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)**  
**20 East Street – Certified Safe Electric Inc.**  
**March 30, 2020**

**APPLICANT:** Bruce Davis  
Certified Safe Electric, Inc.  
50 Tower Avenue  
Marshfield, MA 02050

**PROPERTY OWNER:** PS Orangeco Inc  
701 Western Avenue  
Glendale, CA 91201

**PROPERTY LOCUS:** 20 East Street  
Westwood, MA 02020  
Assessor's Map 18, Lot 054

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to install 192 roof mounted solar panels for 75.84 DCkW and associated equipment on the roof and on the southerly wall of the Public Storage building at 20 East Street, Westwood, MA 02090.

The property is located in the Wireless Communications Overlay District (WCOD), and Highway Business (HB) zoning district. Said facility use for roof-mounted solar is permitted in the HB, pursuant to Section 4.3.2.6, 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 11, 2020, an application was filed by Bruce Davis of Certified Safe Electric, pursuant to Section 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 March 18, 2020.

2. On March 19, 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 18, 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 2.70 acres located at 20 East Street and is shown as Map 18, Lot 54 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant proposes to install 192 solar panels on the westerly portion of the roof at 20 East Street. The solar array will have a six foot break in the panel array every 40 ft., and associated conduits, and equipment mounted on the exterior of the southerly wall including a meter.
6. The property is located in the Highway Business (HB) Zoning District, and within the Wireless Communications Overlay District (WCOD). The proposed roof-mounted solar array is permitted pursuant to Section 4.3.26 of the Zoning Bylaw, subject to EIDR (Environmental Impact Design Review) Approval, pursuant to Sections 7.3 of the Westwood Zoning Bylaw. Due to array being an accessory use and relatively minor changes, the Building Commissioner has determined the proposal to be considered as an Administrative EIDR pursuant to Section 7.3.6 of the 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 March 11 through March 18, 2020:

1. Plan set entitled "Public Storage Project #29184", prepared for Safari Energy, prepared by John Conwell, UNIRAC dated August 20, 2019 consisting of the four sheets.
2. Plans entitled "75.84 kW DC PV Solar Rooftop System, PBLC #29184 MA Westwood East St, 20 East Street, Westwood, MA 02090, Safari Energy" prepared by Harold Hart Consulting Engineer, dated August 2, 2019 (12 plan sheets).
3. EIDR Application, narrative, owner's authorization, prepared by Bruce Davis on behalf of Certified Safe Electric, Inc., submitted on March 11, 2020 (PB-20-22), received as complete by the Planning Board on March 18, 2020.
4. Final Structural Calculations existing roof framing evaluation for proposed solar panels report, prepared for Public Storage -29184, 20 East Street, Westwood, MA MPP Project No. 19-0127, prepared by Ashutosh Patel, P.E., dated August 15, 2019 (22 pages).
5. Structural Calculations for: Public Storage #29184, 20 East Street, Westwood, MA 02020, prepared by John Conwell, dated August 20, 2019 (16 pages).

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. The exterior associated solar equipment shall be painted the same color as the building to limit the visual impact.
2. Applicant is responsible for obtaining any other required permits including electrical and building permits.



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Abigail McCabe  
Town Planner  
DATED: March 30, 2020