

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
425 Providence Highway – Prime Motor Group
May 12, 2020

APPLICANT: Prime Motor Group
Mercedes of Westwood
375 Providence Highway
Westwood, MA 02090

PROPERTY OWNER: AMR Real Estate Holdings LLC
425 Providence Highway
Westwood, MA 02090

PROPERTY LOCUS: 425 Providence Highway
Westwood, MA 02090
Assessor's Map 23, Lot 230

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes renovations to the façade and roof of the existing Mercedes Benz of Westwood building located at 425 Providence Highway also known as Assessor's Map 23, Lot 230. No other site or utility modifications are proposed.

The property is located in the property is located in the Highway Business (HB) zoning district and Wireless Communication Overlay District (WCOD) and the Flexible Multiple Use Overlay District 3 (FMUOD3). The proposed façade and roof renovations are subject to an Environmental Impact and Design Review (EIDR), 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 March 11, 2020, an application was filed by or on behalf of Prime Motor Group, 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 April 23, 2020 and April 30, 2020. Notice of the public hearing was posted in the Westwood Town Hall commencing on April 16, 2020, and continuing through the opening of the public hearing on May 12, 2020. 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 April 17, 2020.

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 March 19, 2020.
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 May 12, 2020, and in compliance with the Governor's March 12, 2020 Order suspending certain provisions of the Open Meeting Law M.G.L. C. 30A, §18 and the Governor's March 23 Emergency Order imposing limitations on the number of people that may gather in one place, the remote meeting was held via Zoom with call in option and filmed live by Westwood Media Center on local government channels Verizon 42 and Comcast 12, and Westwood Media Center's YouTube channel. The zoom meeting details were included in the public hearing legal notice in the newspaper, mailed to the parties of interest and posted with the Town Clerk on April 16, 2020.
5. Westwood Planning Board Members David L. Atkins, Brian D. Gorman, Christopher A. Pfaff, Deborah J. Conant, and William F. Delay participated in the hearing and deliberated on the Application at a duly authorized meeting on May 12, 2020.

PROJECT FINDINGS:

1. The subject property consists of approximately 4.21 acres located at 425 Providence Highway and is shown as Map 23 Lot 230 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property") and another 1.93 acres of land is located in Norwood.
2. Presently, the project site contains Mercedes Benz auto dealership in a 56,500 SF building with 353 parking spaces in Westwood and another 134 parking spaces in Norwood.
3. The Applicant proposes renovations to the front façade of the existing building at 425 Providence Highway, Westwood, MA 02090. The building footprint will be reduced by approximately 500 SF, the existing canopies and roof lines will be reconfigured, a new entrance portal provided. No changes to the existing utilities or other site modifications are proposed.
4. The Project Site is located within the Highway Business (HB) zoning district and Wireless Communication Overlay District (WCOD) and the Flexible Multiple Use Overlay District 3 (FMOUD 3). The proposed roof and façade renovations 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. On a roll call 5-0 vote made on May 12, 2020 by Mr. Atkins and seconded by Mr. Pfaff, the following waivers are hereby granted by the Planning Board:

1. The Board voted to waive the application requirement of Section 7.3.7.2 [Exterior Lighting Plan] requiring the submission of an exterior lighting plan.
2. The Board voted to waive the application requirement of Section 7.3.7.3 [Traffic Study] requiring a professionally prepared traffic study because no increase is projected with this façade renovation project.
3. The Board voted to waive the application requirement for a storm drainage report including drainage calculations for runoff required by Section 7.3.7.1.6 of the Zoning Bylaw because the Applicant agreed to stormwater improvements by capturing and treating the roof runoff or best practices for treatment of pavement runoff.
4. The Board voted to waive the requirement for submission of a presentation model under Section 7.3.7.7 of the Zoning Bylaw.
5. The Board voted to waive the plan requirements as outlined in the Board's EIDR Rules and Regulations for providing the locus map, landscape plan, and earth fill calculations because there are not changes proposed to the site with this proposal.

DECISION:

On May 12, 2020, the by a roll call vote the Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a roll call 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 March 19, 2020 subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

1. Applicant shall submit the final design plans to BETA Group and the Town Planner showing the system to recharge 1 inch of roof runoff or best management practices to provide 80% TSS removal and 50% phosphorus removal from the pavement areas as recommended in the memo from BETA Group dated May 5, 2020. The plans shall be submitted to staff for review and approval prior to issuance of a building permit and the system installed prior to final occupancy.
2. A copy of the Decision and final approved plans shall be kept on site during the construction.

APPLICATION AND PLANS

1. EIDR Application file number PB-20-23 submitted by David Mackwell on behalf of Prime Motor Group, on March 11, 2020, Environmental Impact Narrative, photographs, owner authorization, and cover letter, request for waivers.
2. Architectural plans elevations and floor plans prepared by Penney Design Group, prepared for Mercedes-Benz of Westwood, four sheets.
3. Renderings prepared by Penney Design Group for Mercedes-Benz of Westwood.
4. Existing Conditions Plan prepared by Kelly Engineering Group for Mercedes Benz of Westwood 425 Providence Highway, Westwood, Massachusetts Sheet 1 and 2, dated March 10, 2020.
5. Memorandum from Hilly Faubert and Philip Paradis of BETA Group, Subject: 425 Providence Highway EIDR, dated May 5, 2020.
6. Staff Comments from ViewPermit for PB-20-23 dated May 6, 2020.

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 March 19, 2020. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

RECORD OF VOTE

The following members of the Planning Board voted on May 12, 2020, 2020 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
May 13, 2020