

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

APPROVAL
ADMINISTRATIVE ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
Connolly Brothers- 411 Providence Highway
November 2, 2020

APPLICANT: Chad Crick
Connolly Brothers
152 Conant Street
Beverly, MA 01915

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

PROPERTY LOCUS: 411 Providence Highway
Westwood, MA 02090
Assessor's Map 24, Lot 002

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to install a new 8 ft. by 20 ft. storage shed with applied metal clad siding on concrete slab to be used for lithium battery storage at 411 Providence Highway in Westwood, MA 02090 also known as Assessor's Map 24, Lot 002. The shed will be located in three vehicle storage spaces occupied by the Prime Dealership vehicles behind the Porsche Dealership.

The property is located in the Highway Business (HB) and Wireless Communications Overlay District (WOCD) zoning districts. The proposal is a permitted accessory use in this district subject to 7.3 of the Zoning Bylaw. The proposed metal storage container installation has been reviewed by the Building Commissioner determined to be minor in nature and subject to an administrative EIDR review and approval by the Town Planner pursuant to Section 7.3.6 of the 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 26, 2020, a complete application was filed by Connolly Brothers, pursuant to Section 7.3 [Environmental Impact and Design Review] and of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application").

2. On October 26, 2020, the Building Commissioner was forwarded the Applicant 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 installation of a metal storage container was minor in nature and approval that the Application 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 12.28 acres located at 411 Providence Highway and is shown as Map 24, Lot 002 on the Westwood Board of Assessors' Map.
4. The property is located in the Highway Business (HB) zoning district, and within the Wireless Communications Overlay District (WCOD). The proposed installation of a metal storage container is permitted and subject to EIDR approval, 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 Section 7.3.6 of the Westwood zoning Bylaw for the Project as described above and in the application filed with the Planning Office of the Planning Board on October 26, 2020 with the following conditions.

CONDITIONS

1. Applicant is responsible for obtaining any other required permits including electrical and building permits.
2. The structure and storage facility shall meet all building and fire code current standards.

APPLICATION AND PLANS

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 October 26, 2020. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application, photographs, environmental impact statement, and waiver requests submitted by Chad Crick of Connolly Brothers, submitted October 19, 2020.
2. Plans entitled "Porsche Battery Shed, 375-411 Providence Highway, Westwood, MA 02090" Sheet A-1 and Sheet A-2, last revised October 19, 2020.



Abigail McCabe
Town Planner
November 2, 2020