

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

ADMINISTRATIVE APPROVAL
ADMINISTRATIVE ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
30 Southwest Park – Roof Photovoltaic Panels
March 30, 2021

APPLICANT: Peter Barbosa and Matthew Devlin
2 Keith Way, Suite 1
Hingham, MA 02043

PROPERTY OWNER: Telamon Insurance Finance
Labs Realty LLC
30 Southwest Park
Westwood, MA 02090

PROPERTY LOCUS: Westwood, MA 02090
Assessor's Map 17, Lot 063

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to install a 270 panel roof mounted solar array (106.65 kWDC) including disconnects and inverters at 30 Southwest Park in Westwood, MA 02090. No exterior alteration other than roof solar is proposed. The property is located in the Highway Business (HB) zoning district. Said facility use for personal services establishment is permitted in the LBB. The roof-mounted solar is permitted by-right pursuant to Section 4.3.2.6 of the Zoning Bylaw is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed change of use with no exterior alterations other the roof solar 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 15, 2021, an application was filed by Matthew Devlin of Devlin Contracting & Maintenance, 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 15, 2021.
2. On March 29, 2021, the Application was forwarded to the Building Commissioner for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval pursuant to Section 7.3.6 of the Westwood Zoning Bylaw.

3. On March 29, 2021 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.
4. The subject property consists of approximately 43,124 SF located at 28-30 Southwest Park and is shown as Map 17, Lot 063 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant proposes to install 270 panel modules on the roof of the existing commercial building for solar arrays. Associated equipment such as the tripower, inverters, interior transformer, an interior meter, AC disconnect on the exterior, and exterior utility meter are also proposed.
6. The property is located in the Highway Business (HB) zoning district and the roof-mounted solar on a principal building is a by-right accessory use subject to Environmental Impact Design Review (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 Sections 7.3.6 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 15, 2021:

CONDITIONS

- 1) Applicant is responsible for obtaining any other required permits including electrical and building permits.



Abigail McCabe, Town Planner

March 30, 2021
DATE