

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

David L. Atkins, Jr., Chair  
Christopher A. Pfaff, Vice Chair  
Michael L. McCusker, Secretary  
Deborah J. Conant  
Robert R. Gotti



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

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

**PLANNING BOARD**

**APPROVAL**  
**ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)**  
**420 Providence Highway- Mazda Dealership**  
**February 23, 2021**

**APPLICANT:** Joe Rose  
AMR Holdings-PA LLC  
Prime Motor Group  
425 Providence Turnpike  
Westwood, MA 02090

**PROPERTY OWNER:** Rte. One Management LD Trust, LLC  
1039 Est Street, Null  
Dedham, MA 02026

**PROPERTY LOCUS:** 420 Providence Highway  
Westwood, MA 02090  
Assessor's Map 24, Lot 083

**BACKGROUND AND PROJECT SUMMARY**

The Application is for an Environmental Impact and Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw for the purposes of modifying an existing commercial building to incorporate the Mazda brand. The modifications include removing approximately 700 square feet of the building, re-constructing the façade, performing interior renovations and adding signage at 420 Providence Highway in Westwood, MA 02090 also known as Assessor's Map 24, Lot 086. The property is in the HB (Highway Business) zoning district.

**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 December 29, 2020, an application was filed by Joe Rose on behalf of AMR Holdings-PA LLC 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 January 14, 2021 and January 21, 2021. Notice of the public hearing was posted in the Westwood Town Hall commencing on January 5, 2021, and continuing through the opening of the public hearing on February 2, 2021. 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 January 5, 2021.

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 January 5, 2021.
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 February 2, 2021, via Zoom Webinar and filmed live by Westwood Media Center on Westwood Media's YouTube Channel and Comcast Channel 12 and Verizon Channel 42. The hearing was held in accordance with the Governor's January 12, 2021 Order suspending certain provisions of the Open Meeting Law MGL c. 30A §18 and the Governor's March 23, 2020 Emergency Order imposing limitations on the number of people that may gather in one place. The Planning Board met remotely via Zoom Webinar where public comments were offered by live time audio via Zoom and through the Question and Answer function. The opportunity for written comments to be submitted was also offered. The public hearing was opened on February 2, 2021, continued to February 23, 2021, and closed on February 23, 2021. All motions were made by a roll call vote.
5. Westwood Planning Board Members David L. Atkins, Christopher A. Pfaff, Michael L. McCusker, and Robert R. Gotti deliberated on the Application at a duly authorized meeting on February 23, 2021.

**PROJECT FINDINGS:**

1. The subject property consists of approximately 3.51 acres located at 420 Providence Highway (hereinafter "Project Site" or "Property").
2. Presently, the project site has an existing vacant commercial building.
3. The Application is for an Environmental Impact and Design Review, pursuant to Section 7.3 of the Westwood Zoning Bylaw for the purposes of modifying an existing commercial building to incorporate the Mazda brand. The modifications include removing approximately 700 square feet of the building, re-constructing the façade, performing interior renovations and adding signage to at 420 Providence Highway in Westwood, MA 02090 also known as Assessor's Map 24, Lot 083.
4. The Project Site is located within the HB (Highway Business) zoning district. The proposed building and site alterations are subject to an Environmental Impact Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw. The Zoning Bylaw allows the proposed uses for Motor Vehicle Sales and Rental [Section 4.1.5.8], Motor Vehicle General Repairs and Body Repair [Section 4.1.5.9], and Motor Vehicle Light Service [4.1.5.10] were originally issued a special permit for this property in 2005. The Applicant amended the Special Permit with this proposal, which received approval on January 20, 2021.

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, and determined that such waivers will result in a substantially improved project; that such project will otherwise meet the performance and design standards set forth in this Section; and that such waivers will pose no substantial detriment to any adjacent property or proximate neighborhood, and will not nullify or substantially derogate from the intent or purpose of the Westwood Zoning Bylaw. On February 23, 2021, the following waivers are hereby granted by the Planning Board:

1. The Board voted to waive the strict 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 strict requirement of Section 7.3.7.3 requiring a professionally traffic study because no increase is projected with this project.
3. The Board voted to waive the strict requirement to provide a locus map and landscape plan as required by Section 7.3.7.1.1 of the Zoning Bylaw.
4. The Board voted to waive the strict requirement for a storm drainage report including drainage calculations for runoff required by Section 7.3.7.1.6 of the Zoning Bylaw.
5. The Board voted to waive the requirement for submission of a presentation model under Section 7.3.7.7 of the Zoning Bylaw.

#### **DECISION:**

On February 23, 2021, the Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, on a roll call vote of four (4) in favor, one (1) abstention, 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 on December 29, 2020 and all material submitted through the close of the public hearing on February 23, 2021.

#### **CONDITIONS OF APPROVAL:**

1. All loading and unloading of car carriers shall be located on the property and not on Walper or Perwal Street.
2. Applicant is responsible for filing with the Zoning Board of Appeals for signage relief if required.
3. There shall be no vehicle parking or vehicle storage on the grass areas except in the vehicle display space indicated on the plans on the south side of the Providence Highway drive and the

vehicle display spaces adjacent to the building in the concrete area shall not impede safe and adequate pedestrian access and shall maintain three (3) ft. of clearance at all times.

4. Applicant/Owner is responsible for complying with the stormwater management system's operation and maintenance plan to prevent pollution and to keep the system operating as designed. As indicated in the project's Stormwater Management System Operation and Maintenance Plan prepared for Mazda of Westwood dated February 11, 2021, all staff shall be trained and records maintained.
5. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
6. Any alterations, modifications, deletions or changes to the EIDR Approval shall be requested in writing to the Town Planner prior to implementation. Changes considered de minimis by the Building Commissioner may be accepted as a note to the file, changes considered minor pursuant to Section 7.3 of the Zoning Bylaw may be required to file an Administrative EIDR pursuant to Section 7.3.6 or return to the Planning Board as a request for a minor modification at a publically posted Planning Board meeting. Alterations determined to be major, shall return to the Planning Board as a formal amendment and new public hearing with the Planning Board.

### **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 December 29, 2020 and all material submitted through the close of the public hearing on February 23, 2021. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Memorandum from BETA Group Dan Hammerberg and Philip Paradis, Subject: 420 Providence Highway EIDR, dated January 29, 2021.
2. Application, project narrative & waiver requests dated 12/29/20 and existing conditions photograph submitted by David Mackwell, Kelly Engineering Group.
3. Architectural and Demolition plans entitled "Prime Mazda Westwood, MA", prepared by Curtis Architectural Group, dated May 11, 2020 and last revised September 9, 2020, consisting of 6 sheets.
4. Architectural plan pages A1, A1A and A1B revised to add scale, dated May 11, 2020 and last revised December 10, 2020.
5. Site plan entitled "Prime Motor Group Existing Conditions Plan and Layout and Zoning Plan", prepared by Kelly Engineering Group, dated January 14, 2021 and revised February 15, 2021, consisting of 2 sheets.
6. Existing Conditions Plan entitled "Prime Motor Group" dated 12/17/20 and last revised 1/14/21 for site existing drainage and 100-foot buffer zone.
7. Drainage Response Letter prepared by David Mackwell, Kelly Engineering Group dated February 11, 2021.

8. Existing Stormwater Calculations prepared by Kelly Engineering Group dated February 11, 2021
9. Mazda of Westwood Stormwater Management System Operation and Maintenance Plan prepared by Kelly Engineering Group, dated February 11, 2021.
10. Prime Mazda Brand Book – Signage prepared by AGI, dated 11/20/20last revised January 13, 2021.
11. Staff comments from View Permit for 420 Providence Highway, dated January 28, 2021.

### RECORD OF VOTE

The following members of the Planning Board voted on a roll call vote on February 23, 2021 to **grant** EIDR Approval for the abovementioned Project: David L. Atkins, Christopher A. Pfaff, Michael L. McCusker, and Robert R. Gotti.

The following members of the Planning Board voted in opposition to an EIDR Approval for the abovementioned Project: None.

The following members of the Planning Board voted in abstention to grant an EIDR approval for the abovementioned Project: Deborah J. Conant.



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Abigail McCabe  
Town Planner  
February 25, 2021