

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

ADMINISTRATIVE APPROVAL
ADMINISTRATIVE ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
101 Station Drive – Sam Smail
May 10, 2021

APPLICANT: Sam Smail
5 Mt. Royal Avenue, Suite 40
Marlborough, MA 01752

PROPERTY OWNER: 101 Station Drive Property LLC
2310 Washington St.
Newtown Lower Falls, MA 02462

PROPERTY LOCUS: 101 Station Drive, Westwood, MA 02090
Assessor's Map 33, Lots 018 & 017

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to demolish the existing glass vestibule and demolition of existing flooring, frames and hardware for the construction of a new glass vestibule, new retaining wall, and entryway located at 101 Station Drive in Westwood, MA 02090. Work also includes new HVAC system, new roofing and electrical. The property is located in the Industrial (I) zoning district, and within the Flexible Multiple Use Overlay District 1 (FMUOD1), and the Water Resources Protection Overlay District (WROPD). The proposed exterior alterations to an existing office building are subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed exterior alterations to an existing building 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 April 29, 2021, an application was filed by Sam Smail with the Westwood Planning Board (hereinafter "Application"). The Town Planner reviewed the application and considered it complete on April 29, 2021.
2. On April 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 April 29, 2021, the Building Commissioner 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.
4. The subject property consists of approximately 14.98 acres located at 101 Station Drive and is shown as Map 33, Lot 017 & Lot 018 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant proposes to undertake interior alterations for update the front vestibule entrance by demolishing the existing glass vestibule and demolition of existing flooring, frames and hardware for the construction of a new glass vestibule, new retaining wall, and entryway located at 101 Station Drive in Westwood, MA 02090. Work also includes new HVAC system, new roofing and electrical.
6. The property is located in the Industrial (I) zoning district, and within the Flexible Multiple Use Overlay 1 (FMUOD1), and the Water Resources Protection Overlay District (WRPOD). The exterior alterations to the existing office building is permitted subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood 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 April 29, 2021.

Application & Plans Submitted

1. Application for Administrative EIDR submitted to the office of the Planning Board via View Permit (PB-21-14), submitted by Sam Smail, on April 27-29, 2021, including impact narrative, and summary, existing conditions photographs, request for waivers.
2. Existing Conditions Survey prepared by WSP Transportation & Infrastructure, 1 sheet dated October 20, 2014.
3. Plans entitled "Westwood Developer LLC, 101 Station Drive, Westwood, MA 02090, Construction Documents" 13 pages, prepared by Margulies Perruzzi and McNamara/Salvia INC, dated July 29, 2019.

All of the foregoing plans and material are hereby incorporated by reference and made part of this Decision.



Abigail McCabe, Town Planner

May 10, 2021