

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL**  
**ADMINISTRATIVE ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)**  
**375-377 University Avenue – Chase Corporation**  
**August 25, 2021**

**APPLICANT:** Dan Libby  
Chase Corporation  
295 University Avenue  
Westwood, MA 02090

**PROPERTY OWNER:** Uniave One LLC  
116 Flanders Rd. Ste. 2000  
Westborough, MA 01581

**PROPERTY LOCUS:** Westwood, MA 02090  
Assessor's Map 77, Lot 012

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to make interior changes to locate the Chase Corporation in the space at 375-377 University Avenue in Westwood, MA 02090. No exterior alteration other than adding ventilation on the roof is proposed with this application. The property is located in the Industrial (I), the Water Resources Protection Overlay District (WRPOD), and Flexible Multiple Use Overlay (FMUOD) zoning district. Said facility use for Research and Development establishment is permitted in the Industrial zone pursuant to Section 4.1.6.7 of the Zoning Bylaw. The change of use to research and development from light manufacturing and retail sales and services 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 than ventilation and signage 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 August 19, 2021, an application was filed by Valerie Moore on behalf of Chase Corp. 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 August 23, 2021.

2. On August 23, 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 August 23, 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 3.85 acres located at 375-395 University Avenue and is shown as Map 77, Lot 012 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant proposes to undertake interior alterations to locate in the ~10,000 SF space at 375-377 University Avenue. Chase Corp. is presently located at 295 University Avenue since 2009 and is relocating to a smaller space. Chase Corp. is considered a Research and Development use and the only exterior change is to install ventilation and ventilation structure on the roof.
6. The property is located in the Industrial Zoning District and the Water Resources Protection Overlay District is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw. Said use is permitted in this zone pursuant to Section 4.1.6.7 of the Zoning Bylaw. The use and storage of hazardous materials requires a special permit from the Zoning Board of Appeals pursuant to Section 9.3.7.5 of the Zoning Bylaw.
7. The required number of parking spaces for the proposed use requires a minimum of 40 off street parking spaces and 149 parking spaces are provided on the property, meeting the minimum required parking spaces.
8. In 2019, it was discovered by the Town that trees were removed from the property approximately 20 trees along Canton Street near the drainage swale and approximately 15 street trees along University Avenue between the corner of Canton Street and the southern site entrance. In 2020, the property owner filed a Notice of Intent with the Conservation Commission for tree replacement along the drainage swale near the corner of Canton Street. In February 2020, the property owner was directed to file an Environmental Impact and Design Review application with a landscape plan with the Planning Board. No application has been filed to date.

## **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 therefore and the following related submissions filed by or on behalf of the Applicants in the Office of the Planning Board on August 25, 2021:

### **Conditions of Approval:**

1. Applicant is responsible for filing any other required permits such as the Hazardous Materials special permit application with the Zoning Board of Appeals and the Board of Health.
2. Applicant shall apply to the building department for any proposed exterior signage and building permits for interior construction work.

3. The property owner shall submit a landscape plan to the Conservation Agent and Town Planner showing the tree replacement one for one with 20 trees in the drainage swale area and 15 along the street from the corner of Canton Street to the southern curb cut along University Avenue. The property owner shall be responsible for planting the trees by December 15, 2021.

### **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 August 23, 2021. All of the following plans and material are hereby incorporated by reference and made part of this Decision.

1. Application, owner authorization, project description, and waiver requested, submitted to the Westwood Planning Board on August 19, 2021, and to the Town Clerk on August 23, 2021.
2. As-Built Plan for Parking Lot Reconstruction for 375-395 University Ave. Westwood, Mass., prepared by Norwood Engineering, dated February 2, 2001.
3. Letter from Valerie A. Moore of Nutter McClennen & Fish LLP to Abigail McCabe, Re: Administrative Environmental Impact and Design review 375-377 University Avenue Chase Corp., dated August 19, 2021.



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Abigail McCabe, Town Planner

DATE: August 25, 2021