

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chair  
David L. Atkins, Jr., Vice Chair  
Kathleen Wynne, Secretary  
Ellen Larkin Rollings  
Thomas P. McCusker



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

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

**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL**  
**ADMINISTRATIVE ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)**  
**77 Westfield Street – Dedham Country & Polo Club (Solar)**  
**November 30, 2021**

**APPLICANT:** Boston Solar  
55 Sixth Road  
Woburn, MA 01801

**PROPERTY OWNER:** Dedham Country & Polo Club  
124 Country Club Road  
Dedham, MA 02026

**PROPERTY LOCUS:** 77 Westfield Street  
Westwood, MA 02090  
Assessor's Map 01, Lot 009

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to install 126.42 kW DC rooftop solar panel system at 77 Westfield Street in Westwood, MA 02090. No exterior alteration other than 301 solar panels is proposed with this application. The property is located in the Single Residence E (SRE) zoning district. Said facility use for roof-mounted solar is permitted in the SRE zone pursuant to Section 4.3.2.6 Roof-Mounted Solar as an accessory use. The exterior change a recreational facility 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 the solar panels on the roof 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 November 18, 2021, an application was filed by Boston Solar on behalf of Dedham Country & Polo Club, 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 November 22, 2021.
2. On November 22, 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 November 22, 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 21.76 acres located at 77 Westfield Street and is shown as Map 01, Lot 09 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant proposes to install 126.42 kW DC solar panel system (301 panels) on the roof of the existing building presently used for vehicle and equipment storage at Dedham Country & Polo Club at 77 Westfield Street. The panels are proposed to be mounted flush with the roof and set back three (3) feet from the side of the roof.
6. The property is located in the SRE zoning district and the exterior alteration to a property considered commercial or institutional is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw. Since the roof-mounted solar is proposed on an existing building as an accessory use, this proposal can be considered as minor in nature and subject to an Administrative EIDR by the Town Planner.

### **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 November 18, 2021:



November 30, 2021

Abigail McCabe, Town Planner

DATE