

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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Kathleen Wynne, Secretary  
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**PLANNING BOARD**

**DECISION OF THE PLANNING BOARD**  
**Environmental Impact & Design Review (EIDR) Approval**

**APPLICANT:** Astrea Bioseparations  
Unit 2, The Freeport, Ballasalla,  
Isle of Man, IM9 2AP, British Isles

**PROPERTY OWNERS** SLD University Station LLC  
25-31 Dartmouth Street  
Westwood, MA 02090

**PROPERTY LOCUS:** Assessor's Map 38, Lot 1

**BACKGROUND AND PROJECT SUMMARY**

An application filed by Evan Lewis, on behalf of Astrea Bioseparations, for an Environmental Impact & Design Review (EIDR) Approval pursuant to Section 7.3 of the Westwood Zoning Bylaw, for a Change of Use of the Property located at 200 University Avenue, Westwood, MA 02090, and for a waiver pursuant to Section 6.1.12 of the Zoning Bylaw to allow fewer than the minimum required number of joint parking spaces. The Applicant seeks approval to operate a light manufacturing business with associated warehouse and office space, within the existing approximately 16,876 SF building where the prior use was a food storage business. The property is in the Industrial (I) zoning district and within the Water Resource Protection Overlay District (WRPOD) and Flexible Multiple Use Overlay District 1 (FMOUD1).

**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 January 6, 2023, an application requesting a Planning Board EIDR Approval pursuant to Section 7.3 was filed with the Westwood Planning Board and the Westwood Town Clerk by Evan Lewis, on behalf of Astrea Bioseparations (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 *Hometown Weekly*, a newspaper of general circulation in Westwood, on January 19, 2023, and January 26, 2023. Notice of the public hearing was posted in the Westwood Town Hall commencing on January 17, 2023, and continuing through the opening of the public hearing on February 7, 2023. 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 17, 2023.

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, and Town Engineer on January 6, 2023.
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 7, 2023, 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 March 12, 2020, Executive Order suspending certain provisions of the Open Meeting Law (MGL C. 30A, §18), currently extended through March 31, 2023.
5. 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. On February 7, 2023, public comments were taken on the Application.
6. Westwood Planning Board Members Ellen Larkin Rollings, Kathleen Wynne, Joshua Ames, Philip Giordano, and Christopher Pfaff were present for all sessions of the public hearing, and deliberated on the Application at a duly authorized meeting on February 7, 2023.

#### **PROJECT SPECIFIC FINDINGS:**

1. The subject site is comprised of a single parcel of land approximately 1.0 acres in area, located at 200 University Avenue, Westwood MA, and shown on Assessor's 38, Lot 1 (hereinafter "Project Site" or "Property").
2. The Property is currently developed and contains a 1-story, approximately 16,876 SF, vacant commercial structure. The structure was previously occupied as a warehouse.
3. The Project Site is located within the Industrial (I) zoning district and within the Water Resource Protection Overlay District (WRPOD) and Flexible Multiple Use Overlay District 1 (FMOUD1).
4. The Applicant seeks approval to reuse the Property for a light manufacturing business with associated warehouse and office space. These uses are allowed use in the Industrial (I) Zoning District, subject to EIDR Approval and WRPOD Special Permit, if needed. The Applicant also seeks a waiver pursuant to Section 6.1.12 of the Zoning Bylaw to permit fewer than the minimum required number of joint parking spaces.
5. The Planning Board is the appropriate granting authority for an EIDR Approval. The Zoning Board of Appeals (ZBA) is the appropriate granting authority for a WRPOD Special Permit. The Applicant has filed a separate application with the ZBA for a WRPOD Special Permit.
6. The Project proposes a total of 24 parking spaces where a minimum of thirty-three (33) parking spaces are required pursuant to Section 6.1 of the Zoning Bylaw.

7. The Applicant's intended use of the property has an actual parking demand of no more than twenty-four (24) parking spaces, based on its anticipated number of employees the shift scheduling of those employees.
8. The Applicant will arrange for the reservation of nine (9) parking spaces at a property within 600 feet of 200 University Avenue, to be used only if the Applicant's parking needs grow to exceed the twenty-four (24) onsite parking spaces.
9. After review of all the material submitted including the reports, the Planning Board found the proposed number of parking spaces to be sufficient to meet the demand of proposed development as modified by the conditions of this approval.
10. The beneficial effects of the project will outweigh any adverse impacts on the Town or the neighborhood, in view of the particular characteristics of the site, and of the project in relation to that site, and the uses allowed are in harmony with the general purpose and intent of Section 7.3 of the Zoning Bylaw.
11. 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 Sections 7.3 of the Westwood Zoning Bylaw.

### **WAIVER**

The Planning Board considered the Applicant's request for the specific waiver listed below, and determined that such waiver 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. By a vote of five (5) in favor and none (0) opposed, the following waiver is hereby granted by the Planning Board:

1. Waiver of Exterior Lighting Plan required pursuant to Section 7.3.7.2 of the Zoning Bylaw.
2. Waiver of Traffic Study required pursuant to Section 7.3.7.3 of the Zoning Bylaw.
3. Waiver of Stormwater Drainage Report required pursuant to Section 7.3.7.1.6 of the Zoning Bylaw.
4. Waiver of Presentation Model required pursuant to Section 7.3.7.7 of the Zoning Bylaw.
5. Waiver pursuant to Section 6.1.12 to allow a reduction in the required number of joint parking spaces, subject to the submission of an agreement for joint parking that is satisfactory to Town Counsel.

### **APPLICATION AND PLANS**

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Office of the Town Clerk on January 6, 2023, and all material submitted through the close of the public hearing on February 7, 2023. All of the following plans and material are hereby incorporated by reference and made part of this Decision:

1. Application, including detailed project description, waiver requests, and existing conditions photographs, submitted by Evan Lewis, on behalf of Astrea Bioseparations, and received by the Town Clerk and Planning Department on January 6, 2023 (as supplemented).
2. Site Plan and Architectural Plan set titled, "Permit Site Plan 200 University Avenue, Westwood, Massachusetts, 02090, Prepared for Security Lock Distributors, Inc.", prepared by Hancock Associates, 315 Elm Street, Marlborough, MA 01752, dated January 9, 2019, and revised through January 24, 2023, and stamped by Jacob T. Lemieux on January 24, 2023, consisting of eleven (11) sheets, as follows:

Sheet C1	Title Sheet
Sheet C2	Notes and Legend
Sheet C3	Layout and Materials Plan
Sheet C4	Grading and Drainage Plan
Sheet C5	Utilities Plan
Sheet C6	Detail Sheet 1
Sheet C7	Detail Sheet 2
Sheet C8	Demolition and Erosion Control Plan
Sheet L-1	Landscape Plan and Details
Sheet L-2	Lighting Plan
Sheet 1 of 1	Existing Conditions Plan of Land in Westwood, MA
3. Photographs, dated January 24, 2023, consisting of five (5) pages.
4. Letter from Howard Schwartz, President & Treasurer, SLD University Station LLC (the "Property Owner"), P.O. BX 95, Westwood, MA 02090, to Town of Westwood Planning Division, re: Ancillary Parking in connection with Commercial Lease Agreement (the "Lease") by and between SLD University Station, LLC (as "Landlord") and Astrea Bioseparations US, Inc. (as "Tenant") for premises located at 200 University Ave., Westwood, MA (the "Premises"), dated January 4, 2023, consisting of three (3) pages, including Affidavit of Agency.
5. Schematic Floor Plan, titled "Astrea Bioseparations Manufacturing", prepared by Dexter K. Preston – Project Captain – DACON Corporation, 16 Huron Drive, Natick, MA 01760, dated January 5, 2023 consisting of one (1) pages.
6. Letter from Dexter K. Preston – Project Captain – DACON Corporation, 16 Huron Drive, Natick, MA 01760, to Nora Loughnane, Town Planner [sic], re: Environmental Impact Statement Astrea Bioseparations – Manufacturing 200 University Avenue Westwood, MA 02090, Project No. 4301, dated January 5, 2023, and revised through January 24, 2023, consisting of two (2) pages.
7. Letter from Dexter K. Preston – Project Captain – DACON Corporation, 16 Huron Drive, Natick, MA 01760, to Nora Loughnane, Town Planner [sic], re: Special Permit: Bylaw 6.1.9 – Reduction of Required Minimum Number of Parking Spaces Astrea Bioseparations – Manufacturing 200 University Avenue Westwood, MA 02090 Project No. 4301, dated January 12, 2023, and revised through January 24, 2023, consisting of two (2) pages.
8. Letter from Dexter K. Preston – Project Captain – DACON Corporation, 16 Huron Drive, Natick, MA 01760, to Nora Loughnane, Town Planner [sic], re: ZBA Statement of Use Astrea Bioseparations – Manufacturing, 200 University Avenue Westwood, MA 02090 Project No. 4301, dated, January 12, 2023, and revised through January 24, 2023, consisting of one (1) page.
9. Letter from Dexter K. Preston – Project Captain – DACON Corporation, 16 Huron Drive, Natick, MA 01760, to Nora Loughnane, Town Planner [sic], re: Waiver: Bylaw 6.1.12 – Reduction to

Potential Future Parking Spaces, Astrea Bioseparations – Manufacturing, 200 University Avenue, Westwood, MA 02090, Project No. 4301, dated January 12, 2023, and revised through January 24, 2023, consisting of two (2) pages.

10. Letter from Jacob T. Lemieux – Project Manager - Hancock Associates, 315 Elm Street, Marlborough, MA 01752, to Ms. Karyn Flynn Westwood Zoning and Licensing Agent, re: 200 University Avenue EIDR filing for manufacturing use, dated January 12, 2023, consisting of two (2) pages.
11. Notice from Robert K. Kelley Jr. P.E., LEED, BD&C, – Mechanical Engineer, of ESI, 6 Howard Ireland Drive, Attleboro, MA 02703-4612, to Jennifer Luoni – Dacon Corporation, 16 Huron Drive, Natick, MA 01760, Subject: Certification Letters, dated January 17, 2023, stamped by Robert K. Kelley Jr. P.E., LEED BD&C, dated January 17, 2023, consisting of one (1) page.
12. Letter from Stephen Borgatti, PE & Philip F. Paradis, Jr., PE, BETA Group, Inc., 315 Norwood Park S 2nd floor, Norwood, MA 02062, to Todd Korchin, DPW Director, Subject: 200-240 University Avenue EIDR Review, dated January 25, 2023, consisting of three (3) pages.

### **DECISION**

On February 7, 2023, the Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, on a roll call vote by a vote of five (5) in favor and none (0) opposed, hereby **grants** the requested EIDR Approval, including waiver of minimum parking requirements which shall only be applicable to the use of the property by Astrea Bioseparations and not to any subsequent occupant, pursuant to Sections 7.3 and 6.1.9 of the Westwood Zoning Bylaw, for the Project as described above and in the application therefor filed in the office of the Town Clerk on January 6, 2023, subject to the Conditions stated herein, all of which are an integral part hereof:

### **CONDITIONS OF APPROVAL:**

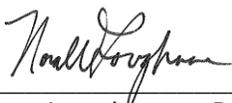
1. Except as modified by the Conditions and Findings hereof, the Project shall comply with the Project Plans in all respects and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. Prior to use of the property by Astrea Bioseparations, the Applicant shall submit materials to address recommendations in the January 25, 2023 Peer Review Memo from Stephen Borgatti, PE, and Philip F. Paradis, Jr., PE of BETA Group, Inc., for review and approval by the Town Planner, including the provision of information on noise levels anticipated by manufacturing operations as necessary to determine compliance with Section 6.6 of the Zoning Bylaw.
3. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or agency of the Town of Westwood or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same, and shall obtain all required approvals prior to the start of any work.
4. The Applicant shall provide a recordable agreement to confirm that the agreed upon additional parking at a property within 600 feet of 200 University Avenue will remain available to Astrea Bioseparations if 200 University Avenue and that nearby property are in separate ownership. Said agreement shall be submitted for review and approval by Town Counsel prior to the issuance of an Occupancy Permit for 200 University Avenue.

5. If the additional parking spaces at the nearby property are ever used to meet parking demand for 200 University Avenue, the Applicant shall be responsible the construction of a sidewalk to provide a convenient pedestrian connection between the two properties.
6. Any alterations, modifications, deletions or changes to this EIDR Approval shall be requested in writing to the Town Planner and Building Commissioner prior to implementation. Proposed alterations which are considered de minimis by the Building Commissioner may be accepted as a note to the file. Proposed alterations which are considered minor by the Building Commissioner pursuant to Section 7.3 of the Zoning Bylaw shall be considered through the filing of an Administrative EIDR Application, pursuant to Section 7.3.6 of the Zoning Bylaw or through the filing of an Application of Minor Modification of EIDR Approval for review by the Planning Board at a publically posted Planning Board meeting. Proposed alterations which are determined to be major by the Building Commissioner or by the Planning Board, shall be considered by the Planning Board as a formal Amendment to the EIDR Approval and will require a new public hearing before the Planning Board.
7. This EIDR Approval shall be valid only for the duration of the tenancy of Astrea Bioseparations and any future business uses must comply with zoning requirements or return to the Planning Board to request a new EIDR Approval.
8. This EIDR Approval shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant thereof. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant. In the case of this EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial continued progress of the approved activity.

#### RECORD OF VOTE

The following members of the Planning Board voted on February 7, 2023, to **grant** EIDR, including waiver of minimum parking requirements, for the abovementioned Project with conditions as set forth above: Ellen Larkin Rollings, Kathleen Wynne, Joshua C. Ames, Philip M. Giordano, and Christopher A. Pfaff.

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



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Nora Loughhane, Director of Community & Economic Development  
February 21, 2023