

TOWN OF WESTWOOD
Commonwealth of Massachusetts

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PLANNING BOARD

**DECISION OF THE PLANNING BOARD
ENVIRONMENTAL IMPACT AND DESIGN REVIEW
MINOR MODIFICATION REQUEST
200 University Avenue**

APPLICANT: Jennifer Luoni
Dacon Corporation
16 Huron Drive
Natick, MA 01760

PROPERTY OWNER: SLD (Security Lock Distributors) University Station LLC
25 Dartmouth Street
Westwood, MA 02090

PROPERTY LOCUS: 200 University Avenue
Assessor's Map 38, Lot 001

BACKGROUND AND PROJECT SUMMARY

The Planning Board granted Environmental Impact and Design Review (EIDR) approval pursuant to Section 7.3 of the Zoning Bylaws for the property at 200 University Avenue on February 1, 2019 for improvements that included replacing the roof, installing two new rooftop units, installing a new exterior door and staircase and abate window sealants. The project also included repaving and re-striping the parking lot, installing accessible parking spaces, landscape improvements, drainage improvements including installing new catch basins and capturing roof runoff, installing a bicycle rack, and new dumpster enclosure.

The Planning Board then granted Environmental Impact and Design Review (EIDR) approval pursuant to Section 7.3 of the Westwood Zoning Bylaw for building renovations and site work that included new landscaping, new subsurface storm water treatment system under the parking lot at the south and west side of the building, new roof drains, catch basins, concrete sidewalks, paving, and curbing. The earth work associated with proposed improvements also required Earth Material Movement EIDR approval pursuant to Section 7.1 of the Zoning Bylaws.

The Applicant requested minor modifications to the approved site plans that included reductions to the proposed landscaping on the site. The proposed changes were presented to the Planning Board at the

meeting on August 9, 2022 for the Board's determination of whether the changes were minor or major in nature.

The property is located in the Industrial (1) zoning district and the Water Resources Protection Overlay District (WRPOD).

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicants and their representatives the Town of Westwood Planning Board makes the following procedural findings and project findings:

PROCEDURAL FINDINGS:

1. On June 22, 2022, an application for EIDR Modification was filed by Jennifer Luoni of Dacon Corporation, 16 Huron Drive, Natick, MA 01760, on behalf of the property owner, SLD University Station LLC, 25 Dartmouth Street, Westwood, MA 02090.
2. 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, Economic Development Officer, Fire Chief, Police Chief and Town Engineer, on July 13, 2022.
3. Westwood Planning Board members Christopher A. Pfaff, Ellen Larkin Rollings, Kathleen Wynne and Philip M. Giordano were present for the discussion and deliberated on the Application at a duly authorized meeting on August 9, 2022.

PROJECT FINDINGS:

1. The subject property consists of approximately 1.00 acre located at 200 University Avenue (hereinafter "Project Site" or "Property").
2. Presently, the project site has an existing commercial building and off street parking.
3. The property is in the Industrial (I) zoning district, the Wireless Communications Overlay District (WCOD), Water Resources Protection Overlay (WRPOD), and Flexible Multiple Use Overlay District (FMOUD) overlay zoning districts.
4. The proposed building renovations and site work are subject to an Earth Material Movement (EMM) and Environmental Impact Design Review (EIDR), pursuant to Section 7.1 and 7.3 of the Westwood Zoning Bylaw.
5. It was determined that the proposed modifications are minor in nature and will not require consideration at a public hearing before the Planning Board.
6. It was determined that the Project, as modified by the proposed modifications, would be detrimental to the Town and to the general character or visual appearance of the surrounding properties, and would not be consistent with the applicable standards set forth in Section 7.3.8 of the Westwood Zoning Bylaws.

DECISION

The Planning Board, by a vote of four (4) in favor and none (0) opposed, hereby submits its Environmental Impact and Design Review (EIDR) Modification **DENIAL** pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor dated June 22, 2022 and filed in the office of the Town Clerk on July 14, 2022, and the following related submissions filed with the Planning Board by or on behalf of the Applicants:

1. Plans entitled, "Landscape Plan and Details" prepared by Ray Dunetz Landscape Architecture, Inc., 179 Green Street, Boston, MA 02130, dated January 22, 2019 and consisting of one (1) sheet.
2. Plans entitled, "Landscape Plan and Details" prepared by Ray Dunetz Landscape Architecture, Inc., 179 Green Street, Boston, MA 02130, dated January 22, 2019 showing all proposed landscaping changes and consisting of one (1) sheet.
3. Letter from Dacon Corporation dated June 14, 2022 that lists all proposed landscaping changes.

WAIVERS, MODIFICATIONS AND REDUCTIONS

The following waivers are hereby granted by the Planning Board in accordance with Section 7.3 of the Westwood Zoning Bylaw:

1. Partial waiver of the Application Fees pursuant to Section 4.1.4 of the Rules and Regulations for Environmental Impact & Design Review (EIDR) Approval in the amount of \$125, thereby reducing the fee for this application from \$250 to \$125, which fee shall be immediately paid by the Applicant.

RECORD OF VOTE

The following members of the Planning Board voted to DENY the requested EIDR Modifications for the abovementioned Project: Christopher A. Pfaff, Ellen Larkin Rollings, Kathleen Wynne and Philip Giordano.

The following members of the Planning Board voted in opposition to EIDR Modification **DENIAL** for the abovementioned Project: None.



John M. Charbonneau
Town Planner
DATED: August 11, 2022