

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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Kathleen Wynne, Vice Chair
Joshua C. Ames, Secretary
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PLANNING BOARD

DECISION OF THE PLANNING BOARD
Solar Design Review Approval

APPLICANT

Anthony Buschur on behalf of
Ameresco 200 Nahatan Street Solar 2 LLC
111 Speen Street, Suite 410
Framingham, MA 01701

PROPERTY OWNERS

Town of Westwood
580 High Street
Westwood, MA 02090

PROPERTY LOCUS

200 Nahatan Street
Assessor’s Map 21, Lot 48

BACKGROUND AND PROJECT SUMMARY

Anthony Buschur on behalf of Ameresco 200 Nahatan Street Solar 2 LLC and the Town of Westwood (hereinafter “Applicant”) filed an application (hereinafter “Application”) requesting Solar Design Review and Approval pursuant to Section 7.7 of the Town of Westwood Zoning Bylaw (hereinafter “Zoning Bylaw”) to install three solar photovoltaic carports covering a portion of the rear parking lot at Westwood High School. The project is in the Single Residence E (SRE) zoning district and within the Wireless Communication Overlay District (WCOD).

STATEMENT OF FINDINGS

PROCEDURAL FINDINGS

Having reviewed the plans and reports filed by the Applicant and its representatives and considered the technical analysis, supplemental information provided during the course of the public hearing, correspondence and testimony from the various boards, commissions, Town departments, and all other interested parties, the Town of Westwood Planning Board (hereinafter “Planning Board”) determined the following procedural and project findings:

1. On May 18, 2023, the Applicant filed an Application requesting a Planning Board Solar Design Review and Approval pursuant to Section 7.7 with the Planning Board that was certified by the Westwood Town Clerk on June 16, 2023.

2. Pursuant to M.G.L. Chapter 40A, Sections 9 and 11 and the applicable provisions of the Zoning Bylaw and the Town of Westwood Planning Board Rules and Regulations (hereinafter "Rules and Regulations"), the Planning Board caused notice of the public hearing to be published in *Hometown Weekly*, a newspaper of general circulation in Westwood, on June 22, 2023 and June 29, 2023. Notice of the public hearing was posted in Westwood Town Hall commencing on June 16, 2023, and continuing through the opening of the public hearing on July 11, 2023. Said notice was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on June 21, 2023.
3. The Planning Board provided digital copies of the Application to Town boards, commissions, departments, and officials – including, but not limited to, the Board of Health, Building Commissioner, Department of Public Works, Town Engineer, Conservation Commission, and Fire and Police Chiefs on June 15, 2023.
4. The Applicant met with Planning Division staff on July 10, 2023 via Zoom to address any questions prior to the opening of the public hearing.
5. Public hearing for the Application opened July 11, 2023. The Planning Board met remotely via Zoom Webinar. Public comment was accepted through live time audio and the Question and Answer function on Zoom during the hearing, in addition to in writing or by phone.
6. Westwood Planning Board Members Ellen Larkin Rollings, Kathleen Wynne, Joshua C. Ames, Philip M. Giordano, and Christopher A. Pfaff were present for the public hearing and deliberated on the Application at a duly authorized meeting on July 11, 2023.

PROJECT SPECIFIC FINDINGS

1. The project site (hereinafter "Project" or "Property") is comprised of one (1) 36.46 acre parcel.
2. The parcel is identified on Assessor's Map 21, Lot 48 and contains Westwood High School and Town recreational facilities.
3. The Property is located within the Single Residence E (SRE) and Wireless Communication Overlay District (WCOD) zoning districts.
4. The Property is bordered by First Parish of Westwood and single-family residential homes to the east, additional recreation facilities and conservation land both owned by the Town to the north, the Westwood Council on Aging and Thurston Middle School to the west, and single-family residential homes to the south.
5. The Applicant proposes installing three (3) photovoltaic carport canopies within the Student Parking Lot located at the northeastern corner of Property, without changing the existing parking space configuration.

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6. The solar array will total 668 kilowatts (kW) direct current (DC) and connect to Westwood High School's utilities.
7. Each array will be approximately 280 feet long and 45 feet wide for a total area of 37,800 square feet among the three (3) arrays.
8. Each canopy will be approximately 280 feet long, 45 feet wide with a 14-foot vertical clearance in a 1.5 acre area.
9. The canopies will have undermount lighting that Westwood High School will be able to adjust the timing of as desired.
10. The Project will also include the installation of a six-foot-wide bituminous walk connecting to the existing walkway that ends to the west of the existing parking lot. The northernmost canopy will provide shelter for the walkway.
11. The Project, as modified by the Conditions of this Decision, meets the purposes set forth in Section 7.7 of the Zoning Bylaw and poses no negative or adverse impacts to the public health, public welfare, or public safety of the neighborhood.

APPLICATIONS AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Office of the Town Clerk on June 16, 2023, and all material submitted through the close of the public hearing on July 11, 2023. All of the following plans and material are hereby incorporated by reference and made part of this Decision:

1. Solar Design Review and Approval application #PB-23-33, including project description, existing conditions, photographs, and renderings, submitted by the Applicant, and received by the Town Clerk and Planning Department on June 16, 2023 (as supplemented through July 11, 2023).
2. Site plans entitled "Site Plans", prepared by Weston & Sampson, 55 Walters Brook Drive, Suite 100, Reading, MA, stamped by Robert J. Burkowski, Civil Engineer, dated May 17, 2023 and revised through June 2, 2023, consisting of four (4) sheets.
3. Lighting specifications entitled "Lighting Specifications SHARK2-25NW/D10", prepared by RAB Lighting, www.rablighting.com, no date, consisting three (3) sheets.
4. Massachusetts Cultural Resource Information System (MACRIS) info entitled "MACRIS Info", prepared by Massachusetts Historical Commission, <https://mhc-macris.net/>, dated May 18, 2023, consisting of two (2) pages.
5. Stormwater Management Report entitled "Stormwater Report", prepared by Weston & Sampson, 55 Walters Brook Drive, Suite 100, Reading, MA, dated May 2023, consisting of sixty-three (63) pages.

6. Wetland delineation report entitled "Wetland Delineation Report", prepared by Weston & Sampson, 55 Walters Brook Drive, Suite 100, Reading, MA, dated February 2023, consisting of twenty-eight (28) pages.

DECISION

On July 11, 2023, the Planning Board evaluated the Application in relation to the above Findings and – as the approving authority – on a roll call vote with five (5) in favor and zero (0) opposed, hereby **grants** the requested Solar Design Review Approval pursuant to Section 7.7 of the Zoning Bylaw for the Project as described above and in the Application therefore filed with the Town Clerk on June 16, 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. If the Project, or any Condition imposed in this Decision, requires any other permit, license, or other approval from any board or commission, or any 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. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for an amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A §9 and all applicable Planning Board rules and regulations.
3. Prior to the issuance of a Building Permit the applicant must submit an Operations & Maintenance Plan (O&M Plan) to be reviewed and approved by the Town Planner.
4. Prior to the issuance of a Building Permit the applicant must submit a Construction Safety Plan indicating the safe passage of persons to and from the Multi-Purpose Field.
5. Prior to the issuance of a Building Permit the applicant must submit a Signage plan, indicating 24-hour emergency contact information, to be reviewed and approved by the Town Planner.
6. The Applicant shall provide one (1) original and one (1) certified copy of an "As Built" Site Development Plan. Certification shall be by a Registered Professional Engineer and/or Land Surveyor, as required the appurtenances have been constructed in accordance with said Project Plans and are accurately located as shown thereon. The "As Built" plan shall be delivered to the Board in a format approved by the Information Systems Director for compatibility with the Town of Westwood GIS database.
7. Applicant shall promptly repair any damage which Applicant causes to sidewalks, street pavement, signs or other fixtures or features within the public right of way, after obtaining permission from the Town. Such repairs shall be performed to Town of Westwood standards.

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8. All Project-related construction activities shall comply with the timeframes set forth in the Town's General Bylaws Chapter 292, for Noise and Construction, which allow such work Monday through Saturday between the hours of 7:00 a.m. and 7:00 p.m., and Sunday between the hours of 12:00 p.m. and 7:00 p.m.
9. This Solar Design Review 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 the EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial progress of approved vertical construction activity.
10. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
11. Any alterations, modifications, deletions or amendments to the Solar Design Review Approval shall be done in accordance with the requirements of M.G.L. Chapter 40A § 9.
12. Applicant is responsible for obtaining any other required permits including but not limited to conservation, electrical, and building permits.

RECORD OF VOTE

The following members of the Planning Board voted on July 11, 2023 to **grant** the Solar Design Review Approval 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 the Solar Design Review Approval for the abovementioned Project: zero (0).



Elijah Romulus, Town Planner

July 17, 2023