

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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**PLANNING BOARD**

**DECISION OF THE PLANNING BOARD  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW**

**APPLICANT:** Prime Motor Group

**PROPERTY OWNER:** William Walker, Francis Perry, Mart Alice Giarda, and May Louise Dana, Trustees  
P.O.BOX 158  
Westwood, MA 02090

**PROPERTY LOCUS:** 375 and 411 Boston Providence Highway  
Assessor's Map 24, Lots 2 and 3

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TOWN OF WESTWOOD

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to redevelop two properties by demolishing the existing buildings to construct three new buildings for three full service car dealerships (Porsche, Acura, and Audi). The proposal is for a total of 123,703 sq. ft. of gross floor area and the construction of 247 parking spaces, 694 vehicle storage spaces, new landscaping, lighting, drainage, sewer and utilities.

The property is located in the Highway Business (HB) zoning district, Flexible Multiple Use Overlay 3 (FMUOD 3), and Wireless Communications Overlay District (WCOD). The proposed retail sales use is permitted by-right in the HB zone and the Motor Vehicle Sales and Rental and other Open Air and Motor Vehicle General Repairs and Body Repair are permitted by special permit from the Zoning Board of Appeals. The construction, expansion, and parking lot reconfiguration were subject to Environmental Impact Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw.

**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 November 20, 2014, an application was filed by or on behalf of Prime Motor Group, pursuant to Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (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 *Westwood Press*, a newspaper of general circulation in Westwood, on November 27, 2014 and December 4, 2014. Notice of the public hearing was posted in the Westwood Town Hall commencing on November 25, 2014, and continuing through the opening of the public hearing on December 16, 2014. Said notice of the public hearing was mailed postage prepared to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on November 25, 2014.
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 November 24, 2015.
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 December 16, 2014, in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, and was continued to January 13, 2015, February 10, 2015, February 24, 2015, March 10, 2015 and April 14, 2015 at the same location. The Planning Board closed the public hearing on April 14, 2015.
5. Westwood Planning Board Members Steven M. Rafsky, Steven H. Olanoff, John J. Wiggin, Bruce H. Montgomery, and Christopher A. Pfaff deliberated o the Application at a duly authorized meeting on April 14, 2015.

## **PROJECT FINDINGS:**

1. The subject property consists of approximately 12.28 acres (535,077 S.F.) located at 375-411 Providence Highway (Route 1) and is shown as Map 24, Lots 2 and 3 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. Presently, the project site contains two one-story structures with retail and warehouse uses and ~ 255 parking spaces on two parcels.
3. The Applicant proposes to demolish the existing buildings to construct three buildings for a total of ~123,703 gross square feet (two, two-story buildings and one, one-story building), 247 customer and employee parking spaces, 694 vehicle storage spaces, associated drainage and utilities, and install landscaping, for three full service luxury

car dealerships (Porsche, Audi, and Acura) at 375-411 Providence Highway, Westwood, MA 02090.

4. The Project Site is located within the Highway Business (HB) zoning district. The proposed Retail Sales use is permitted by-right in the HB zone and the Motor Vehicle Sales, Rental, other Open Air and Motor Vehicle General Repairs and Body Repair are permitted by special permit from the Zoning Board of Appeals, subject to Environmental Impact Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw.
5. Available on-site parking for customers and employees includes 246 parking spaces and 694 spaces are proposed to be for vehicle storage. The existing parking spaces are sufficient to meet the minimum parking requirements of Zoning Bylaw Section 6.1.
6. 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 Section 7.3.8 of the Westwood Zoning Bylaw.
7. A revised lighting plan was submitted on April 10, 2015 incorporating shields on the lights closest to the neighborhood in compliance with Section 6.4.4.
8. The Board found that the proposed site driveway operation is similar to the existing operation and the proposed gap utilization does not create a safety issue at Glacier Drive or the proposed site drives.
9. The Applicant has agreed to discuss an access easement with the property owner at 355 Providence Highway for the existing driveway access area proposed to remain between the two properties.

#### **WAIVERS:**

The Planning Board considered requests for the specific waives listed below, and determined that such waivers 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. The following waivers are hereby granted by the Planning Board:

1. Waiver from the strict adherence to the five (5) foot minimum depth landscape requirements of Section 6.1.19.1 for a (3 ft. proposed, 5 ft. required) planting area adjacent to the middle building (Acura) with public access as shown on the approved plans.

2. Waiver of the four (4) inch minimum caliper tree size to allow three to three and half (3-3.5 inch caliper proposed) under Section 6.1.19.3 of the Westwood Zoning Bylaw.
3. Waivers from the parking stall dimensional requirements of the Board's Parking Design Standards for 8'.8" x 15.6" to allow 9' x 18' spaces.
4. Waiver of a model submission required under Section 7.3.7.7. of the Westwood Zoning Bylaw.
5. Waiver of Section 7.3.7.1.2 for submission of the location, type, size and dimension of existing trees.

#### **DECISION:**

The Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a vote of five (5) in favor and none (0) opposed, hereby **grants** Environmental Impact and Design Review **Approval** pursuant to Section 7.3 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 November 20, 2014, 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. The Applicant shall submit a final Sign Package to the Town Planner for administrative review. The sign package shall detail the sign dimensions, material, and full specifications for the proposed monument sign.
3. The Applicant shall submit letters of compliance to the Town Planner from the police and fire departments to verify design compliance for emergency and public safety.
4. There shall be no vehicle parking or vehicle storage on the grass areas except the six spaces in the three display areas as indicated on the approved plans.
5. That the two egress points on Providence Highway (Route 1) be right-in and right-out only and indicated with directional signage.
6. The project shall be consistent with the Conservation Commission's final approved plans and Order of Conditions.
7. The Applicant shall require car carriers serving the dealerships located at the Property to be loaded or unloaded on the Applicant's property and shall prevent such loading, unloading or car storage on Glacier Drive and Wilson Way.

8. To the extent legally permitted and entitled, the Applicant agrees to cause that portion of the private right-of-way running from Glacier Drive to Everett Street (the so-called "No Name Street") to be snow-plowed and maintained in good condition and repair in accordance with the standard according to which private rights of way are maintained in the Town of Westwood. Applicant shall maintain such portion of the street at Applicant's cost in a manner that does not impede or impair traffic flow over the full length of the street running from Glacier Drive to Everett Street.
9. 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. 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 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.
10. Prior to demolition of any existing structure on the Property, the Applicant shall hire a pest control company to inspect the premises for rodents and/or wildlife, and to exterminate if necessary, and shall provide a copy of the invoice and the inspection report to the Health Department.
11. A preconstruction conference with town departments shall be held prior to the commencement of construction of the Project. For the purposes of this condition, "commencement of construction" shall occur when demolition of the existing building or removal of the parking lot surface has begun. The contractor shall request such conference at least fifteen (15) days prior to commencing construction by contacting the Building Commissioner in writing. The Applicant shall provide the Town of Westwood with emergency contact numbers as well as the name and telephone number of a designated owner's representative for all Project related communication. The Town of Westwood will provide similar contact information to the Applicant.
12. Members of the Planning Board and its agents shall be permitted access to the Project Site during construction with proper notification to the Applicant, and shall have the right to gather all information, measurements, photographs or other materials needed to ensure compliance with the terms of this Decision, subject to applicable safety requirements as established by the Applicant or its Contractor. Proper notification shall be through the construction trailer sign-in process or shall be through the emergency call number of the Applicant's representative in case of emergency or off-hours situations.
13. During construction of the Project, the Applicant shall conform to all local, state and federal laws regarding noise, vibration, dust, and blocking of Town roads. Exterior construction of the Project, including the idling of construction vehicles, shall not commence on any weekday before 7:00 a.m. and shall not continue beyond 6:00

p.m. except for certain operations such as concrete finishing and emergency repairs. Exterior construction shall not commence on Saturday before 8:00 a.m. and shall not continue beyond 6:00 p.m. with the same exceptions. The Building Commissioner may allow longer hours of construction, which are otherwise in compliance with Chapter 292 of the Westwood General Bylaws governing Noise, in special circumstances, provided that such activity is requested in writing by the Applicant, except for emergency circumstances, where oral communication shall be followed by written confirmation. There shall be no exterior construction on any Sunday or state or federal legal holiday. Hours of operation shall be enforced by the Westwood Building Commissioner and Police Department.

14. 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.
15. Applicant agrees that no later than one year from the date of recording of this Decision, the Applicant shall file a written report with the Planning Board detailing the progress of the Project and compliance with all terms and Conditions of this Decision and the expected completion date. The Planning Board reserves the right to require the Applicant to appear before the Planning Board to further discuss and review compliance with this Decision.
16. The 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 the EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial progress of approved vertical construction activity.
17. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
18. The Applicant shall provide one (1) original and three (3) certified copies of an "As Built" Site Development Plan. Certification shall be by a Registered Professional Engineer and/or Land Surveyor, as required, and shall indicate that all driveways, parking areas, sidewalks, storm drains, sewer mains, water mains and their 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.
19. Any alterations, modifications, deletions or amendments to the EIDR Approval shall be done in accordance with the requirements of M.G.L. Chapter 40A § 9.

### **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 November 20, 2014.

1. Application for Environmental Impact and Design Review (EIDR); filed with the Town Clerk on November 20, 2014; submitted by Mathew McGovern, Prime Motor Group.
2. Cover letter to EIDR application; 4 pages; prepared by David A. Mackwell of Kelly Engineering; dated November 19, 2015.
3. Stormwater Management Report; prepared by David Kelly of Kelly Engineering Group, Inc.; dated November 19, 2014, revised March 24, 2015.
4. Report to Accompany Environmental and Design Review Application; prepared by Kelly Engineering Group, Inc.; dated November 19, 2014
5. Traffic Impact Statement by MDM Transportation Consultants, Inc. Dated November 18, 2014.
6. Site plans entitled "Site Development Plans for 375-411 Providence Highway Westwood, MA"; prepared and Stamped by David Kelly of Kelly Engineering Group, Inc. for Prime Motor Group; dated November 18, 2014, lastly revised March 20, 2015; received by Town Clerk November 19, 2014, consisting of the following 10 sheets:
  - Sheet 1 – Cover Sheet
  - Sheet 2 – Vicinity Plan
  - Sheet 3 – Existing Conditions Plan
  - Sheet 4 – Layout Plan
  - Sheet 5 – Grading Plan
  - Sheet 6 – Sewer and Drainage Plan
  - Sheet 7 – Utility Plan
  - Sheet 8 – Detail Sheet
  - Sheet 9 – Detail Sheet
  - Sheet 10 – Detail Sheet
  - Sheet 11 – Detail Sheet
7. Design plans entitled "Prime Motor Group 375-411 Providence Highway, Westwood, Mass"; Prepared by Hawk Design Inc.; dated November 18, 2014, revised April 8, 2015, consisting of the following five sheets:
  - Sheet L1 – Overall Landscape Plan
  - Sheet L2 – Landscape Enlargement Plan
  - Sheet L3 – Landscape Enlargement Plan
  - Sheet D1 – Planting Details
  - Sheet D2 – Planting Notes
  - Sheet P1 – Vehicle Display Perspectives (dated April 3, 2015)
8. Lighting plan entitled "Prime Auto Group – Westwood"; prepared by Visual; dated November 17, 2014, revised March 10, 2015.
9. Elevation and Floor Plans entitled "Prime Acura", "Porsche of Westwood", and "Audi Westwood", prepared by Connolly Construction Management, Planning and Design; dated November 19, 2014 consisting of the following 8 sheets:
  - Sheet A-2.0 – Porsche Exterior Elevation

Sheet A-1.0 – Porsche First Floor Plan  
Sheet A-2.0 – Prime Acura Exterior Elevation  
Sheet A-1.0 – Prime First Floor Plan  
Sheet A-1.1 – Prime Acura Second Floor Plan  
Sheet A-2.0 – Audi Westwood Exterior Elevations  
Sheet A-1.0 – Audi Westwood First Floor Plan  
Sheet A-1.1 – Audi Westwood Second Floor Plan

Revised Exterior Elevation Sheets A-2.0, A-2.0, A-2.0; undated, received April 10, 2015.

10. Memorandum from Town Engineer, Jeffrey Bina; to Town Planner, Nora Loughnane; RE: EIDR review, 375-411 Providence Highway, plans dated November 18, 2014; dated November 26, 2014.
11. Memorandum from Health Director, Linda Shea; to Director of Community Economic Development, Nora Loughnane; dated December 9, 2014.
12. Proposed schematic entitled "375-411 Providence Highway Westwood, MA" prepared by Kelly Engineering Group, Inc.; exhibit 120914.
13. Westwood Board of Appeals Application for Hearing; prepared by Prime Motor Group; dated November 19, 2014.
14. Permit Denial Letter from Building Commissioner, Joe Doyle; to Kelly Engineering Group, David Mackwell; RE: 375-411 Providence Highway; dated November 17, 2014.
15. Electronic Mail from Safety Officer Sgt. Paul Sicard, to Nora Loughnane; Subject: Prime Dealership; dated December 15, 2014.
16. Peer Review Proposal Submittals from Beals & Thomas dated January 2, 2015, Site Design Professionals, LLC dated January 9, 2015, and BETA Engineering Group dated December 15, 2015.
17. Memorandum from BETA Engineering signed by Philip Paradis, Greg Lucas, and Matt Crolwey; dated February 18, 2015 (10 pages).
18. Memorandum from BETA Engineering signed by Philip Paradis, Greg Lucas, and Matt Crowley; to Nora Loughnane; dated April 13, 2015 (15 pages).
19. Cover Letter and Response to Comments from Kelly Engineering; dated April 9, 2015 (7 pages).
20. Storm Water and Pollution Prevention Plan; prepared by Kelly Engineering; dated March 20, 2015.
21. Plan to Accompany SWPPP prepared by Kelly Engineering Group, Inc.; dated March 20, 2015; sheets 1 and 2.
22. Spill Prevention Control and Counter Measures Statement; untitled, undated; received April 10, 2015.
23. Signage Location Plan entitled "Signage Plan"; prepared by Kelly Engineering Group, Inc., Sheet 1; dated April 1, 2015.




- 24. Cover Letter from David A. Mackwell of Kelly Engineering; to Deputy Chief Reardon; dated March 24, 2015 for 2 plan sheets prepared by Kelly Engineering Group, Inc., consisting of the following:
  - Sheet 1 – Westwood Ladder Truck Autoturn, dated March 26, 2015
  - Sheet 2 – Layout and Zoning Plan, dated March 20, 2015
- 25. Memorandum from MDM Transportation Consultants, Inc.; to Town of Westwood Planning Board; dated March 6, 2015 (14 pages) revised April 13, 2015 (29 pages), and Appendix consisting of the following information: Traffic Volume Data, Seasonal Growth, Traffic Volume Networks, Empirical Trip Generation, Capacity Analyses, Planned Area Roadway Improvements, Public Transportation Information, Intersection Crash Data, Sign Distance Analysis.
- 26. Exterior finish material color rendering; prepared by Connolly Construction Management Planning & Design Development; received April 14, 2015.
- 27. Public Comments received on April 14, 2015 from Paul Kelly, 107 Willard Circle, Westwood, MA 02090; to the Board of Selectman dated August 21, 2013 (3 sheets).

**RECORD OF VOTE**

The following members of the Planning Board voted to grant EIDR Approval for the abovementioned Project: Steven M. Rafsky, Christopher A. Pfaff, Steven H. Olanoff, Bruce H. Montgomery.

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

  
 Abby McCabe  
 Town Planner  
 May 14, 2015

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