

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)  
80-84 Wilson Way – Fairlane Westwood, LLC  
June 22, 2016**

**APPLICANT:** Fairlane Westwood, LLC  
c/o Fairlane Properties, Inc.  
1035 Cambridge Street  
Cambridge, MA 02141

**PROPERTY OWNER:** Same as Applicant

**PROPERTY LOCUS:** 80-84 Wilson Way  
Assessor's Map 23, Lot 235

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to construct a 5-ft. wide sidewalk from the property's rear parking lot at 80 Wilson Way to extend approximately 450 ft. through the undeveloped area of the property and connect to the sidewalk on East Street in Westwood, MA 02090. This project also involves tree removal and the installation of lighting along the proposed pedestrian walk.

The property is located in the HB (Highway Business) zoning district and FMUOD-3 (Flexible Multiple Use) overlay district. Said facility use is permitted in the HB zone and the exterior alterations are subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed alterations 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 June 10, 2016, an application was filed by Michael Grill for Fairlane Westwood, LLC, pursuant to Sections 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 June 10, 2016.
2. On June 15, 2016 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 June 15, 2016, 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. On June 22, 2016, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
5. The subject property consists of approximately 10.62 acres located at 80 Wilson Way and is shown as Map 23, Lot 235 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
6. On April 29, 1969, the Planning Board approved the Definitive Plan of Wilson Way Extension. No other past filings for this property were found in the Planning Board's records.
7. The Applicant proposes to construct a 5-ft. wide sidewalk from the property's rear parking lot at 80 Wilson Way to extend approximately 450 ft. through the undeveloped area of the property and connect to the existing sidewalk on East Street in Westwood, MA 02090. This project also involves tree removal and the installation of lighting along the proposed pedestrian walk.
8. The property is located in the HB Zoning District, and within the FMUOD-3 Glacier Drive Business District. The proposed modifications to create a pedestrian walk that connects from this property to East Street are permitted, subject to EIDR (Environmental Impact Design Review) Approval, pursuant to Sections 7.3 of the Westwood Zoning Bylaw.
9. 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 residential properties, and will be consistent with all applicable standards set forth in Section 7.3.8 of the Westwood Zoning Bylaw.

### **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 June 10, 2016:

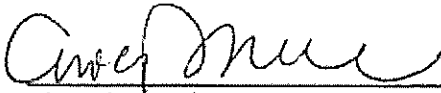
1. Plan set entitled "Proposed Sidewalk Connection, 80 Wilson Way, Westwood, Massachusetts", prepared by VHB of Watertown, and dated May 31, 2016, consisting of one sheet C-1.
2. EIDR Application prepared by Michael Grill on behalf of Fairlane Westwood, LLC, dated June 2, 2016, and received by the Planning Board on June 10, 2016.

All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

### **CONDITIONS**

The foregoing approval is issued to the Applicant for the aforementioned project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

1. The sidewalk shall conform to the Massachusetts Architectural Access Board and American for Disabilities Act requirements.
2. The proposed lighting shall be fully shielded to prevent glare onto the nearby residential properties and shall comply with Section 6.4 [Exterior Lighting] of Westwood's Zoning Bylaw.
3. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.



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Abigail McCabe

Town Planner

DATED: June 22, 2016