

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chairman  
Steven H. Olanoff, Vice Chairman  
Trevor W. Laubenstein, Secretary  
John J. Wiggin  
Bruce H. Montgomery



Abigail McCabe, Town Planner  
[amccabe@townhall.westwood.ma.us](mailto:amccabe@townhall.westwood.ma.us)  
(781) 251-2581

Janice Barba, Planning & Land Use Specialist  
[jbarba@townhall.westwood.ma.us](mailto:jbarba@townhall.westwood.ma.us)  
(781) 320-1366

**PLANNING BOARD**

TOWN CLERK  
TOWN OF WESTWOOD

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

**July 7, 2015**

**APPLICANT:** C/O Matthew McGovern, Prime Motor Group  
AMR Auto Holdings-MW, LLC  
(Mercedes-Benz of Westwood)  
425 Providence Highway  
Westwood, MA 02090

**PROPERTY OWNER:** Marc Verreault, Glacier LLC  
Glacier Limited Partners  
116 Flanders Road, Suite 2000  
Westborough, MA 01581

**PROPERTY LOCUS:** 60 - 90 Glacier Drive  
Assessor's Map 23, Lot 231

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to use ~29,475 SF of the vacant space in the southern most tenant space at 60 Glacier Drive for general motor vehicle repair, rental, sales, office use, and a vehicle washing station for Prime's vehicles. Exterior changes proposed to the south side of the building known as 60 Glacier Drive include removing the existing loading dock to construct a vehicle entrance in addition to the two existing vehicle entrances for a total of three (13 feet wide for the car wash, 17 and 20 foot wide driveways) and to install landscaping between the driveways.

The property is located in the Highway Business (HB) zoning district and contains two multi-tenant buildings known as 60 and 90 Glacier Drive (hereinafter "#60" and "#90") and currently contains 552 parking spaces. The applicant is also proposing outdoor vehicle storage throughout the property surrounding #60 and #90. A total of 546 striped spaces are proposed on the property, 248 of which are allocated to meet the minimum parking requirements for employees and customers of businesses at #60 and #90.

The proposed uses; automotive sales and rental, automotive repair, and car wash is permitted by a Special Permit from the Zoning Board of Appeals (ZBA) under Sections 4.1.5.8, 4.1.5.9 and 4.1.5.11 of the Westwood Zoning Bylaw and was granted by the ZBA on June 17, 2015.

On June 17, 2015, the ZBA issued a temporary Special Permit for outdoor vehicle storage for one year under Section 4.1.7.4 for #90.

The proposed change of use of #60 and the parking areas surrounding #60 and #90, and the exterior construction of the garage door openings and relocation of the existing doors were subject to Environmental Impact and 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, commissions, departments, public comments, and from all other interested parties, the Westwood Planning Board makes the following procedural findings and project findings:

1. On June 10, 2015, an application was filed by or on behalf of AMR Auto Holdings-MW, LLC, 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 June 19, 2015 and June 26, 2015. Notice of the public hearing was posted in the Westwood Town Hall commencing on June 10, 2015, and continuing through the opening of the public hearing on July 7, 2015. 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 June 11, 2015.
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 June 10, 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 July

7, 2014, in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts. The Planning Board closed the public hearing on July 7, 2015.

5. Westwood Planning Board Members Steven H. Olanoff, John J. Wiggin, Bruce H. Montgomery, and Christopher A. Pfaff deliberated on the Application at a duly authorized meeting on July 7, 2015.

### **PROJECT FINDINGS:**

1. The subject property consists of approximately 11.79 acres and contains two buildings housing office, warehouse and storage uses. Building #60 is 103,171 S.F. and building #90 is 19,764 S.F. located at 60 & 90 Glacier Drive and is shown as Map 23, Lot 231 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. Presently, the project site contains four tenant spaces in building #60 and two tenant spaces in building #90 used for office, warehouse and storage uses and 552 parking spaces.
3. The Applicant proposes to use ~29,475 SF of the vacant space in the southern most tenant space at #60 for general motor vehicle repair, rental, sales, office use, and a vehicle washing station for Prime's vehicles. Exterior changes proposed to the south side of building #60 includes removing the existing loading dock to construct a vehicle entrance in addition to the two existing car entrances for a total of three (13 feet wide for the car wash, 17 and 20 foot wide driveways) and to install landscaping between the driveways. The applicant also seeks to have outdoor vehicle storage throughout the property surrounding buildings #60 and #90 .
4. The Project Site is located within the Highway Business zoning district. The proposed automotive retail sales and services, rental, general repair and car wash are permitted by Special Permit from the ZBA in the Highway Business zone pursuant to Zoning Bylaw Sections 4.1.5.8, 4.1.5.9 and 4.1.5.11, granted by the ZBA on June 17, 2015. The change of use of #60 and the parking areas surrounding #60 and #90, and the exterior alterations to #60 are subject to Environmental Impact Design Review (EIDR), pursuant to Section 7.3 of the Westwood Zoning Bylaw.
5. A total of 248 on-site parking spaces are shown on the plan accepted by the Planning Board entitled "Proposed Parking Plan Prime Motor Group 60-90 Glacier Drive Westwood, MA", prepared by Kelly Engineering Group, Inc. Sheet 2, dated June 8, 2015, revised June 18, 2015, received by the Planning

department on June 19, 2015 (hereinafter "Proposed parking Plan"). These parking spaces are shown on the Proposed Parking Plan in blue (labeled as "required" spaces) and are available for employees and customers of businesses located at #60 and #90. Such spaces are located adjacent to the buildings. The proposed parking spaces are sufficient to meet the minimum parking requirements pursuant to Section 6.1 of the Westwood Zoning Bylaw.

6. A total of 150 vehicle storage spaces are shown on the Proposed Parking Plan in green (labeled as "storage" spaces). These vehicle storage spaces are located behind (north) of building 90. The use of these outdoor vehicle storage spaces are subject to a Special Permit granted by the ZBA under Section 4.1.5.8 "Other Open Air Sales", on June 17, 2015 to permit the temporary outdoor storage of motor vehicles at #90.
7. A total of 148 vehicle storage spaces are shown on the Proposed Parking Plan in yellow (labeled as "excess" spaces). These excess spaces are located on the west and east sides of building #60 and are not required to meet the parking needs of employees or customers of businesses located at #60 and #90.
8. 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.

#### **DECISION:**

The Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a vote of four (4) 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 June 10, 2015, 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 parking lot shall be re-stripped and maintained as shown on the approved plan entitled "Proposed Parking Plan" dated June 8, 2015, revised June 18, 2015, prepared by Kelly Engineering Group, Inc. of Braintree, and modified by this Decision [condition 4 below].

3. A maximum of 150 vehicles may be stored on the Property, and all such vehicles shall be located within the marked spaces shown on the Proposed Parking Plan in green and labeled as "storage" spaces on said plan. Such outdoor storage of vehicles shall only be permitted for so long as the special permit for continuation of temporary outdoor storage of vehicles at #90, granted by the Zoning Board of Appeals on June 17, 2015, remains in full force and effect.
4. Continued outdoor storage of vehicles on the property beyond the date of expiration of the June 17, 2015 special permit for temporary outdoor storage of vehicles at #90 shall only be permitted upon the approval by the Zoning Board of Appeals of a formal amendment or modification to the June 17, 2015 special permit for motor vehicle use #60 to allow continued and additional outdoor storage of motor vehicles consistent with the conditions of this decision. If the Zoning Board of Appeals grants such formal amendment or modification of said special permit, no more than 194 vehicles shall be stored on the Property, and all such vehicles shall be located within marked spaces shown on the Proposed Parking Plan in green (labeled as "storage" spaces) and in yellow (labeled as "excess" spaces) on said plan, except that no spaces shown on said plan in yellow and located in front (northeast side) of #60 shall at any time be used for the temporary storage of unregistered vehicles.
5. A total of 59 marked spaces shown on the Proposed Parking Plan in blue (labeled as "required" spaces) on said plan shall remain available to serve the parking needs of employees and customers associated with the motor vehicle use at #60.
6. The areas between the two new driveways / garage doors on the south side of the building shall be landscaped areas and a landscape plan shall be submitted to the Town Planner for approval.
7. Demolition debris shall be disposed of in a waste hauler licensed by the Board of Health.
8. A portable toilet, licensed by the Board of Health, shall be used, if necessary.
9. Any hazardous materials shall be handled in accordance with the Board of Health's Hazardous Materials Bylaw.
10. 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.

11. 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.
12. 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.
13. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
14. 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 following plans and material were submitted as part of the record for this application.

1. EIDR Application and narrative; received June 9, 2015; prepared by Matthew McGovern, Prime Motor Group.
2. Plan entitled "Existing and Proposed Parking Plan (two sheets) Prime Motor Group 60-90 Glacier Drive, Westwood, MA"; dated June 8, 2015, prepared for Prime Motor Group; prepared by Kelly Engineering Group of Braintree.
3. Color plan entitled "Proposed Parking Plan (sheet 2)" dated June 8, 2015, revised June 18, 2015, received by the Planning Department June 19, 2015, prepared by Kelly Engineering Group of Braintree.
4. First floor plan, untitled, dated May 19, 2015 and photographs.
5. Memorandum from Deputy Fire Chief, Michael F. Reardon, to Town Planner, Abigail McCabe, Re: Prime Motors, EIDR, dated June 16, 2015.
6. Memorandum from Health Director, Linda R. Shea, to Town Planner, Abigail McCabe, Subject: Application for EIDR 60-90 Glacier Drive-AMR Auto Holdings-MW, LLC-Mercedes Benz of Westwood / Prime Motor Group, dated June 15, 2015.

## RECORD OF VOTE

The following members of the Planning Board voted on July 7, 2015 to grant EIDR Approval for the abovementioned Project: Christopher A. Pfaff, Steven H. Olanoff, Bruce H. Montgomery, John J. Wiggin.

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



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Abigail McCabe  
Town Planner  
July 24, 2015