

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

Trevor W. Laubenstein, Chairman  
David L. Atkins, Jr., Vice Chairman  
Steven H. Olanoff, Secretary  
Brian D. Gorman  
Michael L. McCusker



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

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

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TOWN CLERK  
TOWN OF WESTWOOD

**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)  
348-410 University Avenue, Suite 374 – Uniave Two LLC  
December 14, 2017**

**APPLICANT:** Chuck McQuade  
Uniave Two LLC  
116 Flanders Road, Suite 2000  
Westborough, MA 01581

**PROPERTY OWNER:** Uniave Two LLC  
116 Flanders Road, Suite 2000  
Westborough, MA 01581

**PROPERTY LOCUS:** 348-410 University Avenue – Tenant Suite #374  
Assessor's Map 38, Lot 012

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to renovate the existing tenant space by installing a demising wall and constructing new bathrooms to create two separate spaces in suite 374 in building #376-390 University Avenue Westwood, MA 02090. The proposal for a medical equipment service business with interior storage is a change of use from the previous use of office with storage and subject to an Environmental Impact and Design Review Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The property is located in the Industrial (I) zoning district. Said facility use (Warehouse, wholesale or Distribution facility without outdoor storage) is permitted in the Industrial zone pursuant to Table 4.1.6.3 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 December 7, 2017, an application was filed by Chuck McQuade, pursuant to Section 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 December 7, 2017.

2. On December 14, 2017 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 December 14, 2017, 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. The subject property consists of approximately 9.94 acres located at 348-410 University Avenue and is shown as Map 32, Lot 012 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property"). The property contains three multi-tenant buildings and a total of 395 off-street parking spaces.
5. The Applicant proposes to install a demising wall and a new bathroom facility to create two separate spaces in suite 374 in building #376-390 University Avenue Westwood, MA 02090. The proposal for a medical equipment service business with interior storage is a change of use from the previous use of office with storage for a solar company. No exterior changes are proposed or approved with this application.
6. The property is located in the Industrial (I) Zoning District. The proposed modifications for interior changes are subject to an Administrative Environmental Impact and Design Review (EIDR), pursuant to Section 7.3.6 of the Westwood Zoning Bylaw.
7. 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 Office on December 7, 2017:

1. Plan set entitled "New Demising Wall For: Suite #374/376, prepared by George Walsh of Walsh/Cochis associates, Inc. of Westborough, MA, dated October 31, 2017, consisting of four sheets.
2. EIDR Application, Narrative, Impact Statement, and Photographs, prepared by Chuck McQuade on behalf of Uniave Two LLC and Carruth Capital, LLC, received by the Planning Board on December 7, 2017.

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. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, and with all conditions of prior approvals, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. There shall be no exterior storage of equipment or other material on site. The Applicant shall apply to the Zoning Board of Appeals for a special permit if there is interest in exterior storage.
3. The non-conforming temporary real estate signs shall be revised to comply with the requirements of Section 6.2.11.2.1 of the Zoning Bylaw specifically pertaining to size and documentation of the vacancy/available space to be leased shall be submitted to the Building Department prior to issuance of a certificate of occupancy for this project.
4. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.



Abigail McCabe  
Town Planner

DATED: December 15, 2017

