

Town of Westwood
Commonwealth of Massachusetts

Christopher A. Pfaff, Chairman
Trevor W. Laubenstein, Vice Chairman
Steven H. Olanoff, Secretary
David L. Atkins, Jr.
Michael L. McCusker
Steven M. Rafsky, Associate
Todd C. Sullivan, Associate



Abigail McCabe, AICP, Town Planner
amccabe@townhall.westwood.ma.us
(781) 251-2581

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

TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

**DECISION OF THE PLANNING BOARD
ENVIRONMENTAL IMPACT AND DESIGN REVIEW
& SPECIAL PERMIT pursuant to Section 6.1.9**

APPLICANT: David Rosenberg, CEO
AMR Auto Holdings-MW, LLC
c/o Prime Motor Group
375 Providence Highway, Westwood, MA 02090

PROPERTY OWNER: Marc Verreault - Glacier, LLC
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 amend the parking plan approved on July 7, 2015 as part of an EIDR (Environmental Impact and Design Review) in connection with the Applicant's expansion into an additional 15,000 SF in the building located at 60 Glacier Drive Westwood, MA 02090 also known as Assessor's Map 23, Lot 231. The 2015 Approval permitted ~30,000 SF for general motor vehicle repair and sales, office use and car wash at #60 Glacier Drive and vehicle storage located at 60-90 Glacier Drive. The Applicant is now proposing an interior expansion at #60 Glacier Drive and to modify the previously approved parking plan by reducing the minimum required number of parking spaces to account for the 15,000 SF increase and increasing the number of vehicle storage spaces (96 parking spaces required, 40 provided, relief of 56 granted). The Zoning Board of Appeals issued a Special Permit in 2015 allowing the Applicant's proposed use of the property for general motor vehicle repair and sales, office use, car wash and vehicle storage and the expansion of such use is subject to an amendment of the Special Permit from the Zoning Board of Appeals. The proposal is subject to an EIDR (Environmental Impact and

Planning Board Decision - EIDR & Special Permit
AMR Auto Holdings - MW, LLC - 60-90 Glacier Drive
Planning Board Vote - March 21, 2017

Design Review); pursuant to Section 7.3 of the Westwood Zoning Bylaw and parking relief is subject to a Special Permit for reduction of minimum number of parking spaces, pursuant to Section 6.1.9 of the Westwood Zoning Bylaw.

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 541 parking spaces. The applicant is also proposing outdoor vehicle storage throughout the property surrounding #60 and #90 using a total of 326 parking spaces. A total of 541 striped spaces are proposed on the property, 40 of which are allocated to meet the minimum parking requirements for Prime Motor Group employees (96 parking spaces required, 40 provided, relief of 56 granted).

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 January 11, 2017, an application was filed by or on behalf of AMR Auto Holdings-MW, LLC, for Environmental Impact and Design Review (EIDR), pursuant to Section 7.3 and a Special Permit, pursuant to Section 6.1.9 [Reduction of Required Minimum Number of Parking Spaces] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter “Application”), for the purposes of modifying the 2015 EIDR Approval. On March 7, 2017, an updated application for the special permit and updated plan was submitted to the Planning Board.
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 January 20, 2017 and January 27, 2017. Notice of the public hearing was posted in the Westwood Town Hall commencing on January 17, 2017, and continuing through the opening of the public hearing on March 21, 2017. 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 January 20, 2017.

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, Town Engineer, Zoning Board of Appeals, Pedestrian and Bicycle Safety Committee, and Historic Commission on January 20, 2017.
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 March 21, 2017, 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 March 21, 2017.
5. Westwood Planning Board Members Christopher A. Pfaff, Trevor W. Laubenstein, Steven H. Olanoff, David L. Atkins, Jr. and Michael L. McCusker deliberated on the Application at a duly authorized meeting on March 21, 2017.

PROJECT FINDINGS:

1. The subject property consists of approximately 11.79 acres and contains two buildings containing office, warehouse or storage, and automotive uses with 541 parking spaces. 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. The Applicant proposes to amend the parking plan to account for an expansion of ~15,000 SF in the building located at #60 Glacier Drive for general motor vehicle repair, sales, office use, and a car wash for Prime's vehicles. No Exterior changes are proposed. The applicant also seeks to have 326 outdoor vehicle storage spaces throughout the property, surrounding buildings #60 and #90, subject to Zoning Board of Appeals issuance of an amendment to the Special Permit previously issued for outdoor storage.
3. The Project Site is located within the Highway Business (HB) 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 amendment to the parking areas surrounding #60, are subject to Environmental Impact Design Review (EIDR), pursuant to Section 7.3 and parking relief are subject to a Special Permit, pursuant to Section 6.1.9 of the Westwood Zoning Bylaw.

4. A total of 541 on-site parking spaces are shown on the plan entitled “Proposed Parking Plan Prime Motor Group 60-90 Glacier Drive Westwood, MA”, prepared by Kelly Engineering Group, Inc. Sheet 2, dated June 18, 2015, approved by the Planning Board on June 15, 2015 and revised September 3, 2015, then last revised February 17, 2017 and received by the Planning department on March 10, 2017 (hereinafter “Proposed Parking Plan”).
5. A total of 146 on-site parking spaces are shown on the Proposed Parking Plan in blue (labeled as “all other tenant zoning” spaces) and are available for employees and customers of businesses located at #60 and #90.
6. The parking plan contains a total of 40 parking spaces shown in yellow (labeled as Prime Motor Group Employees) behind #90.
7. The parking plan contains a total of 29 parking spaces shown in red (labeled as Frugal Fannies Employees) in front and to the left of #60.
8. A total of 326 parking spaces shown in green (labeled as Storage Spaces) around the perimeter of #60 & #90, to the north of #90 for vehicle storage, subject to issuance of an amendment to the Special Permit previously issued from the Zoning Board of Appeals. The minimum required number of parking spaces is 241; there are 541 parking spaces provided on the property. The Applicant requested relief of 56 parking spaces (96 required, 40 provided, 56 relief) to provide for 40 spaces to account for the interior expansion.
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 properties, and will be consistent with all applicable standards set forth in Section 7.3.8 of the Westwood Zoning Bylaw.

WAIVERS:

The Planning Board considered requests for the specific waivers 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 of the strict adherence to the requirement providing a traffic study of Section 7.3.7.3 of the Westwood Zoning Bylaw. The Board finds this requirement is not necessary because the proposed interior renovation and changes to the parking plan do not warrant the submission of a traffic study.

2. Waiver from the Section 7.3.7.1 of the Westwood Zoning Bylaw requiring the submission of a site plan requiring all information related to topography, grading, trees, rocks, masses, utilities, and other features is waived by the Board. The Board finds the full site plan is not necessary for the parking changes and the plan submitted is sufficient.
3. Waiver from the requirement to provide the Exterior Lighting Plan in Section 7.3.7.2 of the Zoning Bylaw. The Board finds this request not necessary because no lighting changes are proposed with this application and the Applicant agrees to work with the property owner to remove and replace the building's wall light fixtures so they are no higher than fifteen (15) feet above the ground directly below and downward facing or updated to be full cutoff and non-security lights turned off an hour after the close of business to comply with Section 6.4 of the Zoning Bylaw to the extent feasible and practical where the property owner controls such decisions.
4. Waiver of the requirement of the submission of drawings and renderings required by Section 7.3.7.4 of the Westwood Zoning Bylaw. The Board finds this requirement is not necessary because no exterior changes to the building are proposed.
5. Waiver of the submission of the presentation model required in Section 7.3.7.7 of the Westwood Zoning Bylaw. The Board finds this requirement is not relevant to this application.

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 and Special Permit *Approval* pursuant to Sections 6.1.9 and 7.3 of the Westwood Zoning Bylaw for the Project as described above and hereby approves the revised parking plan entitled "Proposed Parking Plan" last revised February 17, 2017, prepared by Kelly Engineering Group, Inc. and in the application therefor filed in the office of the Town Clerk on January 12, 2017, 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 striped and maintained as shown on the approved plan entitled "Proposed Parking Plan" last revised February 17, 2017, prepared by Kelly Engineering Group, Inc. of Braintree, and modified by this Decision.

3. The employee parking shall be designated to maintain compliance with the approved parking plan.
4. In the event there is a change or of tenant or other uses change within the buildings at this property, the Applicant may need to reduce the number of storage spaces or to provide the minimum parking requirements to meet the needs of the property's other uses and shall return to the Planning Board for a modification.
5. 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.
6. 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 January 12, 2017; prepared by David Rosenberg, AMR Auto Holdings - MW, LLC.
2. Document: Addendum to Westwood Planning Board Application – Environmental Impact Statement 60-90 Glacier Drive.
3. Colored plan entitled “Proposed Parking Plan (one sheet) Prime Motor Group 60-90 Glacier Drive, Westwood, MA”; modified & dated February 17, 2017, prepared for Prime Motor Group; prepared by Kelly Engineering Group, Inc. of Braintree.
4. Memorandum from Health Director, Linda R. Shea, to Town Planner, Abigail McCabe, Subject: Modification of EIDR 60-90 Glacier Drive-AMR Auto Holdings-MW, LLC-Mercedes Benz of Westwood / Prime Motor Group, dated January 23, 2017.

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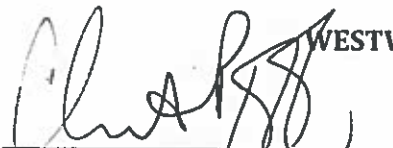
PLANNING BOARD
NOTICE OF DECISION
ENVIRONMENTAL IMPACT AND DESIGN REVIEW
& SPECIAL PERMIT

March 21, 2017


RECORD OF VOTE

The following members of the Planning Board voted on March 21, 2017 to grant Approval of an amendment to Environmental Impact and Design Review (EIDR), pursuant to Section 7.3 and a Special Permit, pursuant to Section 6.1.9 [Reduction of Required Minimum Number of Parking Spaces] for the abovementioned Project at 60 Glacier Drive (Map 23, Lot 231) for AMR Auto Holdings - MW, LLC: Christopher A. Pfaff, Trevor W. Laubenstein, Steven H. Olanoff, David L. Atkins, Jr. and Michael L. McCusker.

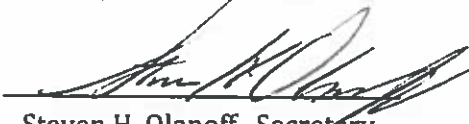
The following members of the Planning Board voted in opposition to EIDR & Special Permit Approval for the abovementioned Project: None.



Christopher A. Pfaff, Chairman



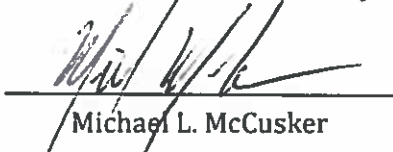
Trevor W. Laubenstein, Vice Chairman



Steven H. Olanoff, Secretary



David L. Atkins, Jr.



Michael L. McCusker

Date: 3/21/2017