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**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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## PLANNING BOARD

**ADMINISTRATIVE APPROVAL**  
**ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)**  
**1105-5419 Highland Glen Road (fka 1055 High St.) Phase I**  
**Map 20, Lot 126**  
**June 28, 2017**

**APPLICANT:** BC Highland Glen, LLC  
2 Center Plaza, Suite 700  
Boston, MA 02108

**PROPERTY OWNER:** Same as Applicant

**PROPERTY LOCUS:** 1105-5419 Highland Glen road (fka 1055 High Street)  
Assessor's Map 20, Lot 126

### BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to make accessibility improvements to the parking areas in Phase I of Highland Glen by bringing accessible spaces into compliance and constructing compliant access ramps and walks adjacent to the three buildings in Phase I of Highland Glen at 1105-5419 Highland Glen Road, Westwood, MA 02090.

The property is located in the SRC (Single-Residence C) Zoning District. Said facility use was permitted by grant of a Comprehensive Permit from the Zoning Board of Appeals first approved in 1976 and most recently modified on April 26, 2017 by the Zoning Board of Appeals to allow the Phase I buildings on two lots separate from the Phase II buildings. The proposed parking 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 23, 2017, an application was filed by BC Highland Glen 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 26, 2017.

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2. On June 27, 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 June 27, 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. On June 27, 2017, the Application was forwarded to the Zoning Agent and determined to be an insubstantial change that does not substantially change the approved Comprehensive Permit.
5. On June 27, 2017, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
6. The subject property presently consists of approximately 23.37 acres located at 1105-5419 Highland Glen Road and is shown as Map 20, Lot 126 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
7. The multifamily residential development was first granted a Comprehensive Permit by the Zoning Board of Appeals in 1976 for three buildings containing 180 units of affordable housing and associated parking known as Highland Glen Phase I. In 2002, the Comprehensive Permit was amended for the construction of two new buildings containing an additional 102 affordable and market-rate housing units and parking known as Highland Glen Phase II. On April 26, 2017, the Zoning Board amended the Comprehensive Permit to reflect the separate ownership for the Phase I and Phase II buildings through a Definitive subdivision Plan to create four new lots including the three-story Phase I buildings on lots 1 and 2, the two four-story Phase II buildings on Lot 3 and a non-buildable lot containing the private access road known as Highland Glen Road.
8. The Applicant proposes to make upgrades to the existing non-compliant accessible parking spaces by constructing a total of ten (10) fully accessible parking spaces near building entrances, installing accessible parking signage, reconstructing the walkway's accessible ramps, and crosswalks on the lots for Phase I of Highland Glen in Westwood, MA 02090.
9. The property is located in the SRC (Single-Residence C) Zoning District. The proposed modifications to reconfigure and restripe three or more parking spaces are permitted, subject to WCOD-EIDR (Environmental Impact Design Review) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.
10. 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

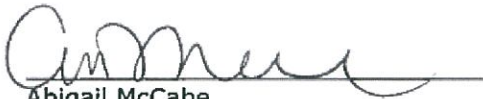
The Town Planner hereby submits an Administrative Environmental Impact and Design Review (EIDR) **Approval** pursuant to Sections 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor and the following related submissions filed by or on behalf of the Applicants in the Office of the Planning Board on June 23, 2017:

1. Plan set entitled "Highland Glen Condominium High Street (Route 109)," prepared by Tetra Tech, dated April 28, 2017, last revised May 3, 2017, containing sheets C-1, C-2, C-3, C-4, C-5, C-6, and C-7.
2. EIDR Application and Narrative prepared by BC Highland Glen LLC, dated June 22, 2017, received by the Planning Board on June 23, 2017.

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

**CONDITIONS:**

1. If more substantial changes are proposed involving a parking expansion or exterior alterations, an application for a Comprehensive Permit Modification may be required by the Zoning Board of Appeals.



Abigail McCabe  
Town Planner

DATED: June 28, 2017

TOWN CLERK  
TOWN OF WESTWOOD

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