

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
21-25 Southwest Park – Andrew Prchlik
June 20, 2018**

APPLICANT: Andrew Prchlik
68 Pilots Way
West Barnstable, MA 02668

PROPERTY OWNER: 21-25 Southwest Park
21 Southwest Properties, LLC
22 Comeau Street
Wellesley, MA 02481

PROPERTY LOCUS: 21-25 Southwest Park
Westwood, MA 02090
Assessor's Map 17, Lot 066

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to renovate the existing vacant space for warehouse use at 21-25 Southwest Park in Westwood, MA 02090. The Applicant proposes interior renovations including new walls, conference rooms, new lighting and ceilings to occupy the full building at ~18,379 SF (7,514 SF for office use and 10,865 SF for warehouse use). The change of use is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw. The property is located in the HB (Highway Business) Zoning District. Said facility use of warehouse, wholesale or distribution facility without outdoor storage is permitted in the HB district.

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 13, 2018, an application was filed by Andrew Prchlik, 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 June 13, 2018.
2. On June 20, 2018, 2018, the Building Commissioner was forwarded the Application for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval, pursuant to Section 7.3.6 of the Zoning Bylaw and 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.

3. On June 20, 2018, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
4. The subject property consists of approximately 1.34 acres located at 21-25 Southwest Park and is shown as Map 17, Lot 066 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. On February 22, 2017, the Town Planner approved an Administrative EIDR for a 5,000 SF dog kennel use but the project did not go forward and the space is currently vacant. No other project approvals were found in the Planning Board's files.
6. The Applicant proposes interior renovations including new walls, conference rooms, new lighting and ceilings to occupy the full building at ~18,379 SF (10,865 SF for warehouse use and 7,514 SF for associated offices). Said facility use defined as Warehouse, wholesale or distribution facility without outdoor storage is permitted in the Highway Business zoning district.
7. The proposed use requires 36 parking spaces pursuant to Section 6.1.6.2 of the Zoning Bylaw and 58 parking spaces are provide on-site.
8. The property is located in the HB (Highway Business) Zoning District, and within the Wireless Communications Overlay District (WCOD) and Flexible Multiple Use Overlay District Southwest Park (FMUOD 2) zoning districts. The proposed interior modifications to the existing building 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 13, 2018:

1. Plan set entitled "Enverid, 21-25 S.W. Park Westwood, Mass", prepared by D.F. Valente Architect and Planner, 571 Main Street, South Medford, MA, dated May 18, 2018 2018, consisting of nine sheets.
2. Plan entitled "Plot Plan, 21-25 southwest Park, Westwood, Mass" prepared by R.E. Cameron & Associates, Inc. of Norwood, MA, dated February 17, 2017.
3. EIDR Application prepared by Andrew Prchlik received by the Planning Board on June 13, 2018.

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. If an exterior dumpster is needed, the dumpster shall be screened from view with an enclosure consisting of a solidly constructed material such as wood, vinyl, stockade, or stone. Chain link is not permissible. The dumpster shall be in compliance with the Westwood Board of Health Regulations.
3. All exterior lights shall be shielded to prevent glare and all lights, other than security lights, shall be turned off an hour after the close of business.
4. No outdoor storage of any kind is requested or approved with this decision.
5. The parking spaces shall be maintained and repainted as necessary.
6. 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: June 20, 2018