

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
247 Station Drive – Brightfields Development, LLC
September 7, 2018

APPLICANT: Brightfields Development, LLC
16 Laurel Avenue, Suite 150
Wellesley, MA 02481

PROPERTY OWNER: NSTAR Electric Company
Eversource Energy
247 Station Drive, Westwood, MA 02090

PROPERTY LOCUS: 247 Station Drive
Assessor's Map 37, Lot 008

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to install five electric charging stations at the head of the parking spaces under solar canopy #4 in the eastern portion of the existing parking lot at 247 Station Drive, Westwood, MA 02090. There are four Level 2 charging stations to serve eight vehicles and one Level 3 charging station to serve one vehicle proposed with this project.

The property is located in the I (Industrial) Zoning District. Said facility use is permitted in the all zones, 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 August 29, 2018, an application was filed by Brightfields Development, 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 August 21, 2018.
2. On September 7, 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 September 7, 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 27.36 acres located at 247 Station Drive and is shown as Map 37, Lot 008 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The property recently received a Special Permit for ground mounted solar from the Zoning Board of Appeals, pursuant to Section 4.3.2.7 [Ground Mounted & Other Solar] in the Westwood Zoning Bylaw and Environmental Impact Design Review (EIDR) approval on September 27, 2017 and modified on April 23, 2018 for four solar canopies in the parking areas.
6. The Applicant proposes to install five electric charging stations at the head of the parking spaces under solar canopy #4 in the eastern portion of the existing parking lot at 247 Station Drive, Westwood, MA 02090. There are four Level 2 charging stations to serve eight vehicles and one Level 3 charging station to serve one vehicle proposed with this project.
7. The property is located in the Industrial Zoning District. The proposed modifications to the existing wireless communications facility are permitted, subject to EIDR (Environmental Impact Design Review) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.
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 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 August 29, 2018:

1. Plan set entitled "Electric Vehicle (EV) Charging Station, 247 Station Drive, Westwood, MA 02090", prepared by Duane C. Himes, prepared for Brightfields Development, LLC, dated August 30, 2018 consisting of 11 sheets.
2. EIDR Application prepared by Brian Tracey of Brightfields Development, LLC dated July 17, 2018, received by the Planning Board on August 29, 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. The parking spaces shall be repainted and configured to maintain a minimum of the nine foot width and eighteen foot length.
3. 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: 9/7/2018