

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

Trevor W. Laubenstein, Chairman  
David L. Atkins, 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

Karyn Flynn, Planning & Land Use  
Specialist  
[kflynn@townhall.westwood.ma.us](mailto:kflynn@townhall.westwood.ma.us)  
(781)-320-1366

**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)  
80-84 Wilson Way – Fairlane Westwood, LLC  
April 24, 2018**

**APPLICANT:** Fairlane Westwood, LLC  
c/o Fairlane Properties, Inc.  
1035 Cambridge Street  
Cambridge, MA 02141

**PROPERTY OWNER:** Same as Applicant

**PROPERTY LOCUS:** 80-84 Wilson Way  
Assessor's Map 23, Lot 235

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to construct a 5-ft. wide sidewalk from the property's parking lot at 80 Wilson Way to extend approximately 450 ft. through the undeveloped area of the property and connect to the sidewalk on East Street in Westwood, MA 02090. This project also involves tree removal for the construction of the sidewalk, the installation of eight light fixtures (six light poles and two bollards) along the proposed pedestrian walk, and the installation of a new five foot high fence along the abutting Willard Circle properties. Two screening options plans were requested. Site Plan Option 1 includes twenty evergreens to be planted adjacent to 425 East Street and Site Plan Option 2 provides a new six foot high wooden fence adjacent to the 425 East Street property.

The property is located in the HB (Highway Business) zoning district and FMUOD-3 (Flexible Multiple Use) overlay district. Said facility use is permitted in the HB zone and the exterior 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 March 15, 2018, an application was filed by Michael Grill for Fairlane Westwood, 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 April 24, 2018.

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TOWN OF WESTWOOD

2. On April 24, 2018 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 April 24, 2018, 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 April 24, 2018, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
5. The subject property consists of approximately 10.62 acres located at 80 Wilson Way and is shown as Map 23, Lot 235 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
6. On April 29, 1969, the Planning Board approved the Definitive Plan of Wilson Way Extension. On June 22, 2016, the Town Planner issued an Administrative Environmental Impact and Design Review (EIDR) approved this 5 ft. 450 ft. long sidewalk in the same location but the sidewalk was not constructed. The 2016 Administrative EIDR approval will expire on June 22, 2018.
7. The Applicant has submitted a new Administrative EIDR application that would extend the approval another two years. The Applicant proposes to construct a 5-ft. wide sidewalk from the property's rear parking lot at 80 Wilson Way to extend approximately 450 ft. through the undeveloped area of the property and connect to the existing sidewalk on East Street in Westwood, MA 02090. This project also involves some tree removal for the sidewalk, the installation of eight light fixtures (six light poles and two bollard type fixtures) along the proposed pedestrian walk, and the installation of a new five (5) ft. high wooden fence along the easterly property line adjacent to 29 & 35 Willard Circle. Two screening option plans were requested. Site Plan Option 1 includes twenty evergreens to be planted adjacent to 425 East Street and Site Plan Option 2 provides a new six foot high wooden fence adjacent to the 425 East Street property, all other aspects of the site plan remain the same.
8. The property is located in the HB Zoning District, and within the FMUOD-3 Glacier Drive Business District. The proposed modifications to create a pedestrian walk that connects from this property to East Street 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 10, 2016:

1. Plan set entitled "Proposed Sidewalk Connection, 80 Wilson Way, Westwood, Massachusetts" Sheet C-1 Site Plan Option 1, Sheet C-2 Site Plan Option 2, and Sheet C-3 Lighting Details and

Planting Notes", prepared by VHB of Watertown, and dated March 5, 2018, consisting of three sheets.

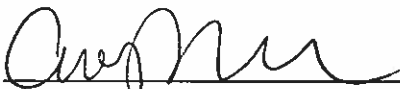
2. EIDR Application and Environmental Impact Narrative Responses, prepared by Michael Grill on behalf of Fairlane Westwood, LLC, dated March 1, 2018, and received by the Planning Board on March 15, 2018.

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. The sidewalk shall have an accessible ramp pad where it connects to the parking lot to conform to the Massachusetts Architectural Access Board and American for Disabilities Act requirements.
2. The proposed light poles shall be no higher than twelve (12) feet and shall be turned off by midnight.
3. The Western Red Cedar trees shall be planted at a height of 6-7 ft. as shown on the submitted plans. The Property Owner/Applicant is responsible for maintenance of the landscaping and fencing to meet the buffer and screening requirements of Section 6.3 of the Zoning Bylaw.
4. Any trees that do not survive shall be replaced in kind within one growing season.
5. The fencing and trees shall be planted prior to the completion of the sidewalk's construction.
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: April 24, 2018

