

Town of Westwood
Commonwealth of Massachusetts

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
LIMITED ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
HALE RESERVATION - INTREPID ACADEMY
80 CARBY STREET**

TOWN CLERK
TOWN OF WESTWOOD

2018 FEB - 5 P 4: 13

APPLICANT: Eric Arnold, Executive Director
Hale Reservation, Inc.
80 Carby Street
Westwood, MA 02090

PROPERTY OWNER: Hale Reservation, Inc.
80 Carby Street
Westwood, MA 02090

PROPERTY LOCUS: 80 Carby Street
Westwood, MA 02090
Assessor's Map 04, Lot 001

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes using the existing Trading Post building, Smiches Pavilion, and Powisset Lodge as classrooms for 50 students enrolled in Intrepid Academy. The property is located in the SRC (Single Residence C) zoning district. The change of use to an educational facility is subject to a Environmental Impact and Design Review (EIDR). The educational use is a protected use under M.G.L. Chapter 40A, Section 3 and thus subject to a Limited EIDR 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

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 and commissions and departments within the Town of Westwood and from all other interested parties, the Town of Westwood Planning Board makes the following procedural findings and project findings:

1. On February 2, 2018, a complete application was filed by or on behalf of the Hale Reservation, Inc., pursuant to Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application").

2. On February 5, 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 February 5, 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 February 5, 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 341 acres located at 80 Carby Street and is shown as Map 04, Lot 001 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
6. The Applicant proposes using the existing Trading Post building, Smiches Pavilion, and Powisset Lodge as classrooms for 50 students enrolled in Intrepid Academy. Powisset Lodge is located in Dover while the Trading Post and Smiches Pavilion are located in Westwood, MA 02090. No exterior changes are proposed other than utility related upgrades to the Smiches Pavilion to install a heating and ventilation system.
7. The property is located in the SRC (Single Residence C) Zoning District. The change of use to an educational facility is subject to an Environmental Impact and Design Review (EIDR). The educational use is a protected use under M.G.L. Chapter 40A, Section 3 and thus subject to a Limited EIDR 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 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 February 2, 2018:

1. EIDR Application dated January 16, 2018, Photograph, and Narrative letters dated January 24, 2018 prepared by Eric Arnold on behalf of Hale Reservation, received by the Planning Board on January 16, 2018 and February 2, 2018.
2. Plan set entitled "Alterations and Additions to: The Trading Post Hale Reservation", prepared by HDS Architecture, dated December 7, 2007.
3. Plan set entitled "Hale Reservation – MGH Aspire Pavilion 80 Carby Street, Westwood, MA 02090", prepared by D.W. Arthur Associates, revised through October 28, 2015.

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:

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Planning Board Decision - Limited Administrative EIDR
Hale Reservation - Intrepid Academy - 80 Carby Street
Planning Board Vote - February 5, 2018

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. Any exterior lights shall be turned off an hour after the close of the Intrepid Academy or the close of business.
3. Exterior dumpsters shall be screened from view with fences solidly constructed of wood, stone or brick materials. There shall be no metal or chain-link materials used. The Applicant is shall filed with the Westwood Board of Health for any dumpster permits.
4. 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: February 5, 2018

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TOWN CLERK
TOWN OF WESTWOOD

