

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
60-90 Glacier Drive – KLA-Tencor Corporation
May 17, 2018**

APPLICANT: James Blauch
KLA Tencor Corporation
248 North Avenue
Weston, MA 02493-2138

PROPERTY OWNER: Glacier Limited Partnership
116 Flanders Road, Suite 2000
Westborough, MA 01581

PROPERTY LOCUS: 60-90 Glacier Drive
Assessor's Map 23, Lot 231

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TOWN CLERK
TOWN OF WESTWOOD

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to make interior renovations to the ~29,350 SF space at 60 Glacier Drive and minor exterior modifications. Exterior changes include removing and replacing six doors, accessible upgrades to the parking spaces, walkways and handrails, and installing a generator and HVAC equipment on the south side of the building at #60 Glacier Drive in Westwood, MA 02090.

The property is located in the HB (Highway Business) zoning overlay district. Said facility use [Light Manufacturing] is permitted in the HB zone, 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 April 19, 2018, an application was filed by James Blauch on behalf of KLA-Tencor Corporation, 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 May 15, 2018.
2. On May 17, 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 May 17, 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 May 17, 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 11.79 acres located at 60-90 Glacier Drive and is shown as Map 23, Lot 231 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
6. The proposed use requires 54 parking spaces pursuant to Section 6.1 of the Zoning Bylaw and 54 spaces are provided.
7. The Applicant proposes to locate in the ~29,350 SF space at 60 Glacier Drive and undertake minor exterior modifications. Exterior changes include removing and replacing six doors, accessible upgrades to the parking spaces, walkways and handrails, and installing a generator and HVAC equipment on the south side of the building at #60 Glacier Drive Westwood, MA 02090.
8. The property is located in the HB Zoning District. The proposed modifications to the existing building are permitted, subject to EIDR (Environmental Impact Design Review) Approval, pursuant to Section 7.3 because of the change of use 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 April 19, 2018:

1. Plan set entitled "KLA Tencor Corporation Fit-up", prepared by James Blauch, dated April 11, 2018.
2. EIDR Application prepared by James Blauch on behalf of KLA Tencor Corporation, dated April 12, 2018 received by the Planning Board on April 19, 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 generator and equipment shall be screened with fencing or landscaping.
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: May 17, 2018

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