

Town of Westwood

Commonwealth of Massachusetts

David L. Atkins, Jr., Chairman
Brian D. Gorman, Vice Chairman
Christopher A. Pfaff, Secretary
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PLANNING BOARD

DECISION OF THE PLANNING BOARD ENVIRONMENTAL IMPACT AND DESIGN REVIEW MODIFICATION

APPLICANT: David Rosenberg, CEO
AMR Auto Holdings-MW, LLC
c/o Prime Motor Group
375 Providence Highway, Westwood, MA 02090

PROPERTY OWNER: Marc Verreault - Glacier, LLC
116 Flanders Road, Suite 2000
Westborough, MA 01581

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

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BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to amend the parking plan originally approved on July 7, 2015 as part of an EIDR (Environmental Impact and Design Review) in connection with the Applicant's expansion into an additional 15,000 SF in the building located at 60 Glacier Drive Westwood, MA 02090 also known as Assessor's Map 23, Lot 231. The 2015 Approval permitted ~30,000 SF for general motor vehicle repair and sales, office use and car wash at #60 Glacier Drive and vehicle storage located at 60-90 Glacier Drive.

In March 2017, the Planning Board approved a modification to the approved parking plan to allow 326 vehicle storage spaces and granted relief of 56 parking spaces from the minimum parking requirements under Section 6.1.9 for the Applicant's use (96 spaces required, 40 provided). The Zoning Board of Appeals issued a Special Permit in 2015 and modified the Special Permit on April 26, 2017 for the outdoor storage spaces and motor vehicle uses.

The Applicant's current proposal is to modify the approved parking plan to reduce the number of storage spaces from 326 to 264 which is subject to an EIDR (Environmental Impact and Design

Review); pursuant to Section 7.3 of the Westwood Zoning Bylaw and in compliance with condition #4 of the Planning Board's March 21, 2017 approval for Prime Dealership/AMR Holdings, LLC requiring Applicant to return to the Planning Board if there was a greater parking demand for new tenants and reduce the number of storage spaces. The proposed parking plan last revised May 15, 2018 no longer requires a Special Permit for reduction of the minimum number of parking spaces, pursuant to Section 6.1.9 of the Westwood Zoning Bylaw because the proposed plan provides the required minimum parking spaces (96 spaces required and provided).

The property is located in the Highway Business (HB) zoning district and contains two multi-tenant buildings known as 60 and 90 Glacier Drive (hereinafter "#60" and "#90") and currently contains 541 parking spaces. The Applicant is proposing outdoor vehicle storage throughout the property surrounding #60 and #90 using a total of 264 parking spaces. A total of 541 striped spaces are proposed on the property, 96 of which are allocated to meet the minimum parking requirements for Prime Motor Group employees (96 parking spaces required and provided) and 181 parking spaces for other tenants in the two buildings (277 total required for all uses in both buildings). The excess 264 parking spaces are proposed to be vehicle storage spaces.

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, commissions, departments, public comments, and from all other interested parties, the Westwood Planning Board makes the following procedural findings and project findings:

1. On April 24, 2018, an application was filed by or on behalf of AMR Auto Holdings-MW, LLC, for Environmental Impact and Design Review (EIDR), pursuant to Section 7.3 and a Special Permit, pursuant to Section 6.1.9 [Reduction of Required Minimum Number of Parking Spaces] of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application"), for the purposes of modifying the 2015 and 2017 EIDR & Special Permit Approval. On April 24, 2018, an updated application for the special permit and updated plan was submitted to the Planning Board. A further revised parking plan prepared by Kelly Engineering last revised on May 15, 2018 was submitted to the Board for consideration showing 277 parking spaces for the uses and 264 storage spaces.
2. Pursuant to M.G.L. Chapter 40A, Section 9 and 11 and the applicable provisions of the Westwood Zoning Bylaw and the Rules and Regulations of the Westwood Planning

Board (hereinafter "Rules and Regulations"), the Planning Board caused notice of the public hearing to be published in the *Westwood Press*, a newspaper of general circulation in Westwood, on April 27, 2018 and May 4, 2018. Notice of the public hearing was posted in the Westwood Town Hall commencing on April 25, 2018, and continuing through the opening of the public hearing on May 15, 2018. Said notice of the public hearing was mailed postage prepared to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on April 24, 2018. After the close of the hearing, an error in the abutter notice mailing was discovered and a new hearing was scheduled for June 12, 2018. Notice of the public hearing was published in the *Westwood Press* on May 25, 2018 and June 1, 2018. Said notice of the public hearing was mailed postage to all Parties in Interest on May 21, 2018. The June 12 public hearing notice was posted in the Westwood Town Hall on May 18, 2018 and continued through the opening of the hearing on June 12, 2018.

3. The Planning Board provided copies of the Application to other Town of Westwood boards and commissions, departments and officials including, but not limited to, the Board of Health, Board of Selectmen, Building Commissioner, Conservation Commission, Department of Public Works, Fire Chief, Police Chief, Town Engineer, Zoning Board of Appeals, Pedestrian and Bicycle Safety Committee, and Historic Commission on May 1, 2018.
4. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Section 9 and 11, the public hearing on the Application commenced on May 15, 2018 and again reopened on June 12, 2018, in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts. The Planning Board closed the public hearing on June 12, 2018.
5. Westwood Planning Board Members Brian D. Gorman, Christopher A. Pfaff, Deborah J. Conant, and David L. Atkins, Jr. deliberated on the Application at a duly authorized meeting on June 12, 2018.

PROJECT FINDINGS:

1. The subject property consists of approximately 11.79 acres and contains two buildings containing office, warehouse or storage, and automotive uses with 541 parking spaces. Building #60 is 103,171 S.F. and building #90 is 19,764 S.F. 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").
2. The Applicant proposes to amend the parking plan to provide parking spaces for a new tenant to locate in the 29,894 SF space (KLA TenCor considered a light manufacturing use),

which requires 54 parking spaces. The reduction of 62 storage spaces will make available parking for the other tenants to meet the minimum parking requirements.

3. The Project Site is located within the Highway Business (HB) zoning district. The proposed motor vehicle rental, sales and other open air sales (outdoor storage of vehicles) is permitted by Special Permit from the ZBA in the Highway Business zone pursuant to Zoning Bylaw Sections 4.1.5.8, was originally granted by the ZBA on June 17, 2015 and modified on April 26, 2017 for 326 storage spaces. The amendment to the parking areas surrounding #60 and #90, are subject to Environmental Impact Design Review (EIDR), pursuant to Section 7.3 and any parking relief is subject to a Special Permit issued by the Planning Board, pursuant to Section 6.1.9 of the Westwood Zoning Bylaw.
4. A total of 541 on-site parking spaces are shown on the plan entitled "Proposed Parking Plan Prime Motor Group 60-90 Glacier Drive Westwood, MA", prepared by Kelly Engineering Group, Inc. Sheet 2, dated June 18, 2015, approved by the Planning Board on June 15, 2015 and revised September 3, 2015, revised February 17, 2017 and last revised May 15, 2018 received by the Planning Board on May 18, 2018 (hereinafter "Proposed Parking Plan").
5. A total of 181 on-site parking spaces are shown on the Proposed Parking Plan in blue (labeled as "all other tenant zoning" spaces) and are available for employees and customers of businesses located at #60 and #90.
6. The parking plan contains a total of 96 parking spaces shown in yellow (labeled as Prime Motor Group Employees) behind building #90, on the south side of the property adjacent to the Prime space, and in front of the building.
7. A total of 264 parking spaces shown in green (labeled as vehicle Storage Spaces) around the perimeter of #60 & #90, to the north of #90 for vehicle storage, subject to issuance of an amendment to the Special Permit previously issued from the Zoning Board of Appeals. The minimum required number of parking spaces is 277; there are 541 parking spaces provided on the property. No parking relief under Zonign Bylaw Section 6.1.9 is needed because the Applicant is proposing the required number of spaces (96 proposed and required).
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 Planning Board evaluated the Application in relation to the above Findings, and as the approving authority, by a vote of four (4) in favor and none (0) opposed, hereby *grants* Environmental Impact and Design Review *Approval* pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described above and hereby approves the revised parking plan entitled "Proposed Parking Plan" last revised May 15, 2018, prepared by Kelly Engineering Group, Inc. and in the application therefor filed in the office of the Planning Board on April 24, 2018 with revisions through May 15, 2018, subject to the Conditions stated herein, all of which are an integral part hereof:

CONDITIONS OF APPROVAL:

1. Except as modified by the Conditions and Findings hereof, the Project shall comply with the Project Plans in all respects and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. The parking lot shall be striped and maintained as shown on the approved plan entitled "Proposed Parking Plan" last revised May 15, 2018, prepared by Kelly Engineering Group, Inc. of Braintree.
3. In the event there are further tenant or occupancy changes or other uses change within the buildings at this property, the Applicant shall apply to the Planning Board to reduce the number of storage spaces to provide the minimum parking requirements to meet the needs of the property's other uses and return to the Planning Board for a modification.
4. Alterations, modifications, deletions or amendments to the EIDR Approval shall be done in accordance with the requirements of M.G.L. Chapter 40A § 9 unless determined to be minor by the Planning Board at a duly posted public meeting.

APPLICATION AND PLANS

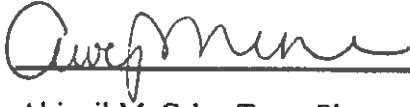
The following plans and material were submitted as part of the record for this application.

1. EIDR Application; received April 24, 2018; prepared by David Rosenberg, AMR Auto Holdings - MW, LLC.
2. Colored plan entitled "Proposed Parking Plan (one sheet) Prime Motor Group 60-90 Glacier Drive, Westwood, MA"; modified & dated April 23, 2018 last revised May 15, 2018, prepared for Prime Motor Group; prepared by Kelly Engineering Group, Inc. of Braintree.

RECORD OF VOTE

The following members of the Planning Board voted on May 16, 2018 to grant limited EIDR Approval for the abovementioned Project: Christopher A. Pfaff, Brian D. Gorman, David L. Atkins, and Deborah J. Conant.

The following members of the Planning Board voted in opposition to EIDR Approval for the abovementioned Project: None



Abigail McCabe, Town Planner

June 18, 2018

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