

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
1105-5419 Highland Glen Road (fka 1055 High St.) Phase I
Map 20, Lot 126
January 2, 2018**

2018 JAN -2 P 12:30
TOWN CLERK
TOWN OF WESTWOOD

APPLICANT: BC Highland Glen, LLC
2 Center Plaza, Suite 700
Boston, MA 02108

PROPERTY OWNER: Same as Applicant

PROPERTY LOCUS: 1105-5419 Highland Glen Road (fka 1055 High Street)
Assessor's Map 20, Lot 126

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to construct a ~16'6" wide by 8' tall pergola at the entrance on the north side of building one in Phase I of Highland Glen located at 1105-5419 Highland Glen Road, Westwood, MA 02090.

The property is located in the SRC (Single-Residence C) Zoning District. Said facility use was permitted by grant of a Comprehensive Permit from the Zoning Board of Appeals first approved in 1976 and most recently modified on April 26, 2017 by the Zoning Board of Appeals to allow the Phase I buildings on separate lots from the Phase II buildings. The proposal to construct a pergola at the entrance to building I is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed alteration has 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 December 15, 2017, an application was filed by BC Highland Glen 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 December 15, 2017. The Application was filed with the Town Clerk on December 18, 2017.

2. On December 27, 2017 the Application was forwarded to the Building Commissioner for review and determined that the proposed alteration was minor in nature and that the Application would be subject to review and approval by the Town Planner for an Administrative Environmental Impact & Design Review (EIDR) Approval pursuant to Section 7.3.6 of the Westwood Zoning Bylaw.
3. On January 2, 2018, the Application was forwarded to the Zoning Agent and determined to be an insubstantial change that does not substantially change the approved Comprehensive Permit. Thus, no modification request to the Zoning Board of Appeals is required with this proposal.
4. On January 2, 2018, the Town Planner reviewed the Application and found the application to be complete for the purpose of Administrative EIDR review.
5. The subject property presently consists of approximately 23.37 acres located at 1105-5419 Highland Glen Road and is shown as Map 20, Lot 126 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property"). The three buildings on this parcel are known as Highland Glen Phase I.
6. The multifamily residential development was first granted a Comprehensive Permit by the Zoning Board of Appeals in 1976 for three buildings containing 180 units of affordable housing and associated parking known as Highland Glen Phase I. In 2002, the Comprehensive Permit was amended for the construction of two new buildings containing an additional 102 affordable and market-rate housing units and parking known as Highland Glen Phase II. On April 26, 2017, the Zoning Board amended the Comprehensive Permit to reflect the separate ownership for the Phase I and Phase II buildings through a Definitive subdivision Plan to create new lots including the three-story Phase I buildings on lots 1 and 2, the two four-story Phase II buildings on Lot 3 and a non-buildable lot containing the private access road known as Highland Glen Road. On June 28, 2017, the Town Planner approved an Administrative Environmental Impact and Design Review to make accessibility upgrades to existing parking spaces, walks and ramps to comply with accessibility requirements.
7. The Applicant proposes to construct a pergola (16.6 ft. wide by 7.6 ft. deep by 8 ft. tall) at the entrance on the north side of building I in Phase I of Highland Glen located at 1105-5419 Highland Glen in Westwood, MA 02090. No disruption to the exiting landscaping is anticipated and no other exterior changes are proposed with this application.
8. The property is located in the SRC (Single-Residence C) Zoning District. The proposed modification to the building's exterior by constructing a pergola is subject to an EIDR (Environmental Impact Design Review) Approval, pursuant to Section 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

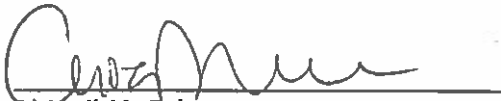
described above and in the application therefor and the following related submissions filed by or on behalf of the Applicants in the Office of the Planning Board on December 15, 2017:

1. Plan set entitled "Highland Glen Westwood, MA, Entrance Pergola", prepared by the tat The Architectural Team, Chelsea MA, Sheet 006, dated October 24, 2017.
2. EIDR Application, Narrative, Photographs, and Plan Visual prepared by BC Highland Glen LLC, dated December 8, and received by the Planning Board on December 15, 2017.

All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

CONDITIONS:

1. If the project work requires a waste hauler or dumpster for disposal of any debris, it shall be licensed by the Westwood Board of Health.



Abigail McCabe
Town Planner

DATED: January 2, 2018

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