

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

David L. Atkins, Jr., Chairman  
Brian D. Gorman, Vice Chairman  
Christopher A. Pfaff, Secretary  
Deborah J. Conant  
Michael L. McCusker



Abigail McCabe, Town Planner  
[amccabe@townhall.westwood.ma.us](mailto:amccabe@townhall.westwood.ma.us)  
(781) 251-2581

Karyn Flynn, Land Use &  
Licensing Specialist  
[kflynn@townhall.westwood.ma.us](mailto:kflynn@townhall.westwood.ma.us)  
(781) 767-6344

**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL  
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)  
200 Providence Highway, Westwood Ma 02090 – Knowledge Beginnings  
November 1, 2018**

**APPLICANT:** Knowledge Beginnings Westwood  
200 Providence Highway  
Westwood, MA 02090

**PROPERTY OWNER:** Jay Berkson, Lalida Realty LLC  
121 Great Meadow Road  
Dedham, MA 02026

**PROPERTY LOCUS:** 200 Providence Highway  
Assessor's Map 17, Lot 072

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TOWN CLERK  
TOWN OF WESTWOOD

**BACKGROUND AND PROJECT SUMMARY**

The Applicant made changes to the exterior lighting to the existing building and parking lot by replacing the existing exterior light fixtures with new 30 Watt LED wall packs at 200 Providence Highway, Westwood MA 02090.

The property is located in the Single Residence A (SRA) Zoning District. Said facility use for a childcare facility is an exempt use under M.G.L. Chapter 40A, Section 3 and permitted, subject to Limited 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 September 10, 2018, an application was filed by Knowledge Beginnings Westwood, 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 October 11, 2018.
2. On November 1, 2018 the Building Commissioner was forwarded the Application for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval, pursuant to Section 7.3.6 of the Zoning Bylaw and 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.

3. On November 1, 2018, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
4. The subject property consists of approximately 1.35 acres located at 200 Providence Highway and is shown as Map 17, Lot 072 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant made alterations to an existing exterior lighting to the existing building and parking lot by replacing 7 of the 9 existing exterior light fixtures with new 30 Watt LED wall packs at 200 Providence Highway, Westwood MA 02090. The owner has applied for retroactive EIDR approval.
6. The property is located in the Single Residence A Zoning District and exempt the childcare use is exempt under M.G.L. Chapter 40A, Section 3 and subject to a Limited Environmental Impact and Design Review, pursuant to Section 7.3.3 of the Westwood Zoning Bylaw.
7. 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 and considered complete on October 31, 2018:

### 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. All exterior lights other than security lighting shall be turned off an hour after the close of business.
2. Applicant shall file an Environmental Impact Design Review application with the Planning Board in the event of future exterior light alterations.
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