

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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TOWN CLERK  
TOWN OF WESTWOOD

**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL**  
**ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)**  
**425 Providence Highway – AMR Real Estate Holdings, LLC**  
**June 12, 2018**

**APPLICANT:** AMR Real Estate Holdings, LLC  
425 Providence Highway  
Westwood, MA 02090

**PROPERTY OWNER:** Same

**PROPERTY LOCUS:** 425 Providence Highway, Westwood, MA 02090  
Assessor's Map 23, Lot 230

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to repaint and change the color of the roof from green to black at the Mercedes-Benz of Westwood located at 425 Providence Highway, Westwood, MA 02090.

The property is located in the HB (Highway Zoning District). Said facility use of a motor vehicle sales facility is allowed by special permit in the HB zone. The proposed exterior alterations are 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 May 10, 2018, an application was filed by AMR Real Estate Holdings, LLC, pursuant to Section 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 June 12, 2018.
2. On June 12, 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.

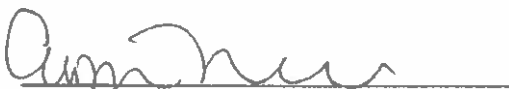
3. On June 12, 2018, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
4. The subject property consists of approximately 5.41 acres located at 425 Providence Highway and is shown as Map 23, Lot 230 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The facility as currently designed was approved by the Planning Board as an EIDR with the green roof on January 12, 2010. The Applicant proposes to undertake alterations to an existing facility by repainting the roof from green to black (RD Monograff HP Black with Satin/Low-Semi Gloss) at 425 Providence Highway, Westwood, MA 02090.
6. The property is located in the HB Zoning District. The proposed modifications to the existing facility are permitted, subject to EIDR (Environmental Impact Design Review) Approval, pursuant to Section 7.3 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 on May 10, 2018:

1. Plan set entitled "Proposed Autohaus2 Design for Prime Motor Group", prepared by Penny Design Group, dated May 15, 2018.
2. EIDR Application prepared by AMR Real Estate Holdings, LLC dated May 10, 2018, received by the Planning Board on May 10, 2018.

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



Abigail McCabe  
Town Planner

DATED: June 12, 2018