

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
33 Southwest Park – Nano-C, Inc.
June 11, 2018**

TOWN CLERK
TOWN OF WESTWOOD

APPLICANT: Tom Lada
Nano-C, Inc.
33 Southwest Park
Westwood, MA 02090

PROPERTY OWNER: 33-35 Southwest Park, LLC
Westwood, MA 02090

PROPERTY LOCUS: 33-35 Southwest Park
Westwood, MA 02090
Assessor's Map 17, Lot 065

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to undertake certain alterations to the existing facility use by constructing a ~420 SF platform with a fenced enclosure and canopy structure for equipment storage. The Applicant proposes to install a 1500L oxygen tank near the existing nitrogen tank. The application also proposes a drive ramp and stair replacement at the rear of the building at 33 Southwest Park in Westwood, MA 02090.

The property is located in the HB (Highway Business) Zoning District. Said facility use for Manufacturing Use and Research and Development 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 May 11, 2018, an application was filed by Nano-C, Inc., pursuant to 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 June 5, 2018.

2. On June 5, 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. The subject property consists of approximately 1.85 acres located at 33 Southwest Park and is shown as Map 17, Lot 065 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
4. The Applicant proposes to undertake certain alterations to the existing facility use by constructing a ~420 SF platform with a fenced enclosure and canopy structure for equipment storage. The Applicant proposes to install a 1500L oxygen tank near the existing nitrogen tank. The application also proposes a drive ramp and stair replacement at the rear of the building at 33 Southwest Park in Westwood, MA 02090.
5. The property is located in the HB Zoning District, said facility use (Manufacturing, and Research and Development); the proposed modifications for exterior alterations are permitted, subject to EIDR (Environmental Impact Design Review) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.
6. 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 Applicant in the Office of the Planning Board on May 11, 2018:

1. Plan set entitled "Nano-C nanostructured carbon, Phase 1.5", prepared by DPS, dated May 3, 2018.
2. ALTA/ACSM Land Title Survey #33-35 Southwest Park, Westwood, Mass, prepared by R.E. Cameron & Associates, Inc. dated December 1, 2015.
3. EIDR Application, Narrative, and Photographs prepared by Tom Lada on behalf of Nano-C, dated May 10, 2018, received by the Planning Board on May 11, 2018.

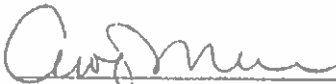
All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

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:

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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 dumpster shall be screened from view with an enclosure consisting of a solidly constructed material such as wood, vinyl or stockade. Chain link is not permissible. The dumpster shall be in compliance with the Westwood Board of Health Regulations.
3. The proposed chain link fencing is not approved and the equipment area shall be enclosed with a wooden, vinyl or other solidly constructed fence or wall for screening. Chain link is not permissible.
4. The platform and equipment storage area shall not encroach into the required parking spaces.
5. 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: June 12, 2018

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