

Town of Westwood

Commonwealth of Massachusetts

Trevor W. Laubenstein, Chairman
David L. Atkins, Jr., Vice Chairman
Steven H. Olanoff, Secretary
Brian D. Gorman
Michael L. McCusker



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2018 MAY 14 A 11: 21

PLANNING BOARD

DECISION OF THE PLANNING BOARD EIDR MINOR MODIFICATION

TOWN CLERK
TOWN OF WESTWOOD

APPLICANT: NSTAR Electric d/b/a Eversource Energy
247 Station Drive (fka One NStar Way)
Westwood, MA 02090

PROPERTY OWNER: NSTAR Electric d/b/a Eversource Energy
107 Selden St.
Berlin, CT 06037

PROPERTY LOCUS: 247 Station Drive (fka One NStar Way)
Westwood, MA 02090
Assessor's Map 37, Lot 008

BACKGROUND AND PROJECT SUMMARY

The Applicant submitted an application for a minor modification to the previously approved Environmental Impact and Design Review (EIDR) approval, which was originally granted by the Planning Board on October 3, 2017 for the construction of eighteen (18) solar canopies within the parking areas at 247 Station Drive. The previously approved plan and the modified plan result in the construction of four (4) solar canopies and installation of 18-20 trees along the easterly edge of the parking area. The purpose of this minor modification is to reduce the number of solar canopies from the originally approved eighteen (18) to four (4) canopy structures. The proposed plantings along the residential properties is not being modified with this application and the trees originally proposed to be removed in the parking areas will not be removed in the areas where solar canopies are no longer proposed.

The only modification associated with this request is to reduce the size of the project by reducing the number of solar canopy structures from eighteen (18) to four (4) in the northerly parking area.

APPLICATION AND PLANS

The Planning Board evaluated the request for the EIDR Minor Modification of October 3, 2018 EIDR approval, which application was filed by or on behalf of the Applicant in the Planning Office on April 10, 2018, and the following related submissions ("Project"):

1. Plan entitled "Solar Canopy for Conti At Westwood 1 NSTAR Way Westwood, MA 02090", prepared by RBI Structural of Cincinnati, OH; prepared for CONTI, dated January 26, 2018 (14 sheets).
2. Revised planting plan entitled "Planting Plan Sheet L2.00 and Site Preparation & Demolition Plan" dated April 19, 2018.

3. Application for Minor Modification to October 2017 EIDR approval in a letter from Brian Tracey of Brightfields Development, LLC on behalf of Eversource dated April 10, 2018.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicant, the Town of Westwood Planning Board has determined that the Application complies with the requirements of the Planning Board's Rules and Regulations for Environmental Impact and Design Review and Section 7.3 [Environmental Impact and Design Review] of the Zoning Bylaw. Specifically, the Planning Board makes the following procedural findings and project findings:

FINDINGS:

1. The Planning Board considered this Project a Minor Modification under condition #13 of the Planning Board's October 3, 2018 EIDR Approval.
2. On a motion made by Mr. Gorman, seconded by Mr. Olanoff, the Board voted 4-1 (McCusker voting against) to determine that this request can be considered as a minor modification.
3. Westwood Planning Board members David L. Atkins, Jr., Michael L. McCusker, Brian D. Gorman, Steven H. Olanoff, and Trevor W. Laubenstein deliberated on the Application at a duly authorized meeting on April 23, 2018.

DECISION

At a meeting on April 23, 2018, the Planning Board evaluated the Application in relation to the above findings, and did this day by a vote of four (4) in favor and one (1) opposed, voted to *approve* the Modification from Brightfields Development on behalf of Eversource as described above with the following two conditions:

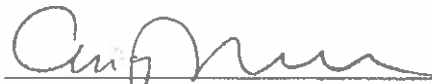
CONDITIONS:

1. The Applicant shall plant eighteen (18) to twenty (20) trees spaced approximately 25 ft. apart along the easterly edge of the parking lot.
2. All plantings shall be installed by November 15, 2018.

RECORD OF VOTE

The following members of the Planning Board voted to approve the Minor Modification: David L. Atkins, Jr., Steven H. Olanoff, Brian D. Gorman, and Trevor W. Laubenstein.

The following members of the Planning Board voted against: Michael McCusker.


Abigail McCabe, Town Planner

5/14/2018
DATED: