

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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**PLANNING BOARD**

**ADMINISTRATIVE APPROVAL**  
**ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)**  
348-374 University Avenue, Suite 376 – Uniave Two LLC  
February 25, 2018

**APPLICANT:** Chuck McQuade  
Uniave Two LLC  
116 Flanders Road, Suite 2000  
Westborough, MA 01581

**PROPERTY OWNER:** Uniave Two LLC  
116 Flanders Road, Suite 2000  
Westborough, MA 01581

**PROPERTY LOCUS:** 348-410 University Avenue – Tenant Suite #376  
Assessor's Map 38, Lot 012

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**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes to enlarge the size of the garage door on the south side of the building, remove and install a new overhead garage door, remove a section of the asphalt curb and gravel area to account for the expansion, and install a bollard on each side of the garage door.

In December 2017, the Applicant received Administrative Environmental Impact and Design Review (EIDR) approval for the change in use and interior renovations to install a demising wall and constructing new bathrooms to create two separate spaces in suite 374 and 376 in this building located at 348-410 University Avenue Westwood, MA 02090. The Applicant is now requesting the minor exterior alterations to increase the overhead door.

The property is located in the Industrial (I) zoning district. Said facility use (Warehouse, wholesale or Distribution facility without outdoor storage) is permitted in the Industrial zone pursuant to Table 4.1.6.3 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 February 1, 2018, an application was filed by Chuck McQuade, 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 February 2, 2018.

2. On February 21, 2018 the Application was forwarded to the Building Commissioner for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval pursuant to Section 7.3.6 of the Westwood Zoning Bylaw.
3. On February 21, 2018, the Building Commissioner 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.
4. The subject property consists of approximately 9.94 acres located at 348-410 University Avenue and is shown as Map 32, Lot 012 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property"). The property contains three multi-tenant buildings and a total of 395 off-street parking spaces.
5. The Applicant proposes to enlarge the size of the garage door on the south side of the building, remove and install a new overhead garage door, remove a section of the asphalt curb and gravel area to account for the expansion, and install a bollard on each side of the garage door.
6. The property is located in the Industrial (I) Zoning District. The proposed modifications for interior changes are subject to an Administrative Environmental Impact and Design Review (EIDR), pursuant to Section 7.3.6 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 Office on February 1, 2018:

1. Plan set entitled "Tenant Improvements for Digirad, Suite 376", prepared by Walsh / Cochis Associates, Inc., dated December 4, 2017.
2. EIDR Application, Narrative, Impact Statement, and Photographs, prepared by Chuck McQuade on behalf of Uniave Two LLC and Carruth Capital, LLC, received by the Planning Board on February 1, 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:

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. There shall be no exterior storage of equipment or other material on site. The Applicant shall apply to the Zoning Board of Appeals for a special permit if there is interest in exterior storage.
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

DATED: February 25, 2018

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