

WESTWOOD PLANNING BOARD APPLICATION FOR HEARING

PB File # PB-2018-19

Westwood, MA April 20 2018

1. Requested Approval(s):

Reduction in parking spaces provided per Special Permit

2. Brief Narrative of Proposal:

Prime Motor Group is requesting to relinquish use of a total of 62 parking spaces formerly permitted by Special Permit for outdoor vehicle storage at the property located at 60 Glacier Drive, Westwood, Massachusetts. This would bring the total number of parking spaces available to Prime Motor Group in connection with its Special Permit for outdoor vehicle storage down to 264 spaces from 326 spaces.

3. Address/Location of Property Subject to Hearing:

60-90 Glacier Drive, Westwood, MA 02090

4. Assessor's Map and Parcel Number(s):

Maps 23, Parcel 231

5. Size of Parcel:

513,572 sf

6. Name of Applicant:

AMR Auto Holdings, LLC as successor to AMR Auto Holdings-MW, LLC

7. Applicant's Mailing Address:

c/o Audi Westwood, 375 Providence Hwy, Westwood, MA 02090

8. Applicant's Telephone: (C) 

(W) 

9. Applicant's E-Mail Address:

drosenberg@driveprime.com

10. Applicant is: Owner Tenant Licensee Prospective Purchaser Other

11. Name of Property Owner(s):

Glacier, LLC-Successor in interest by merger to Glacier, LP

12. Property Owner's Mailing Address:

116 Flanders Road, Suite 2000, Westborough, MA 01581

13. Deed Recorded in:

a. County Registry of Deeds, Book 12170 Page 136

b. Registry District of the Land Court, Certificate Number _____
Page _____ Book _____

14. Has any Application ever been filed with the Planning Board regarding this Property?

Yes, When? June 9, 2015
No

15. Has the Lot been surveyed by a Registered Land Surveyor?

Yes, When? September 1997 - Norwood Engineers
No

The Applicant hereby requests a public hearing before the Westwood Planning Board and consents to pay for the cost of all legal advertisements required by the Zoning Bylaw and/or Planning Board Rules and Regulations, which will be billed directly to the Applicant by the newspaper at a later date. The Applicant also consents to pay for all costs required pursuant to applicable sections of the Westwood Zoning Bylaw and/or Planning Board Rules and Regulations, unless expressly waived by the Planning Board, including all project review fees, inspection fees, and costs associated transcription, in addition to all other fees, expenses and costs in connection with the Planning Board's review and evaluation of this Application.

Signed: [Signature]
Applicant (or Agent) Signature

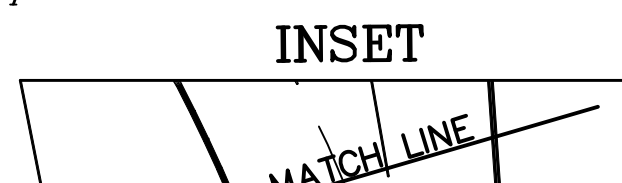
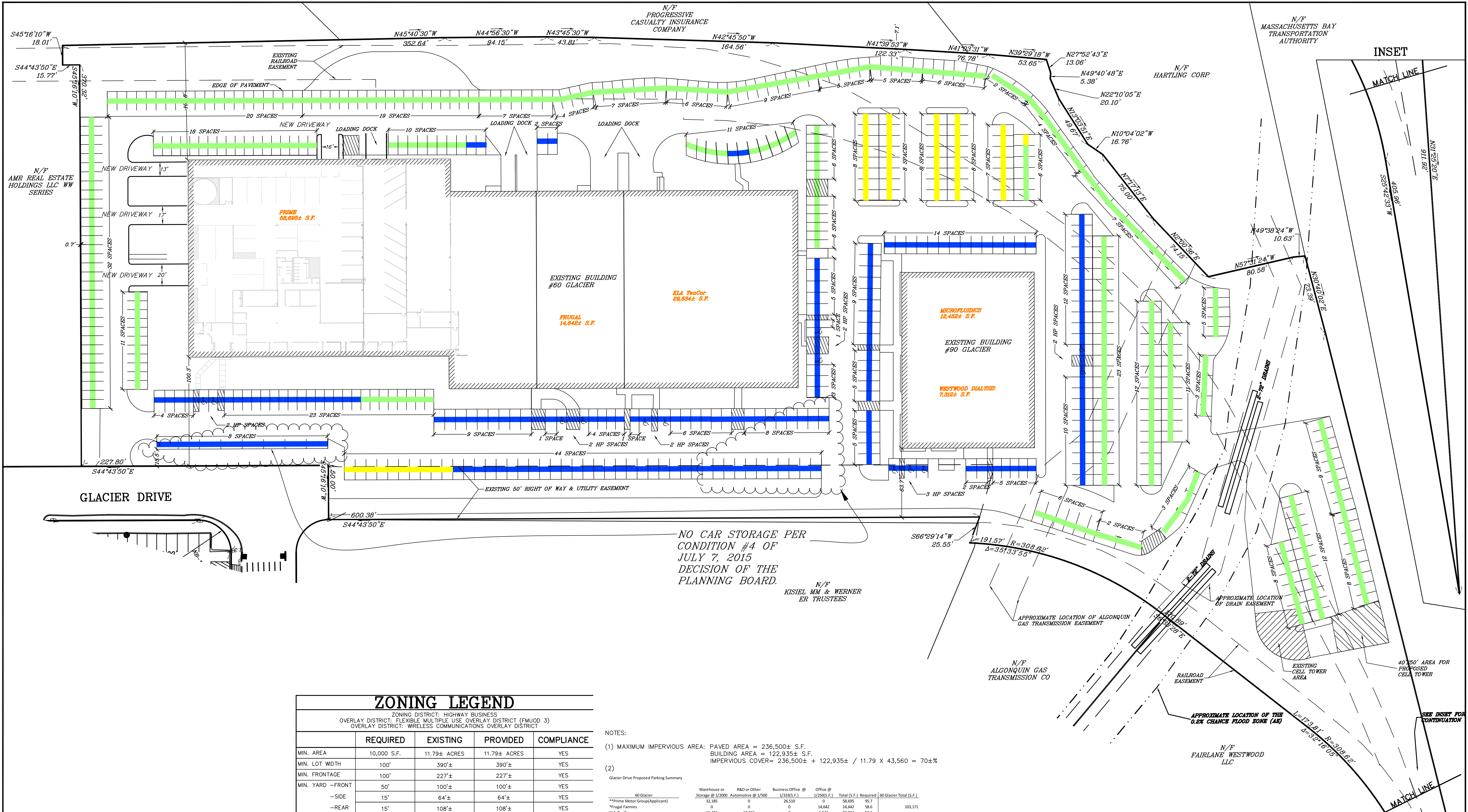
David Rosenberg, Manager AMR Auto Holdings LLC
Printed Name of Applicant

Signed: [Signature] - Senior Property Manager
Property Owner(s) of Record Signature(s)

Chuck McQuade, Senior Property Manager Caruth Capital LLC
Printed Name(s) of Property Owner(s) of Record

Date: April 20, 2018

Payments Received: Application Fee: \$ 750.00
Project Review Fees: (if applicable) \$ —
Inspection Fees: (if applicable) \$ —
Other Fees: (if applicable) \$ —



NO CAR STORAGE PER
CONDITION #4 OF
JULY 7, 2015
DECISION OF THE
PLANNING BOARD.

ZONING LEGEND

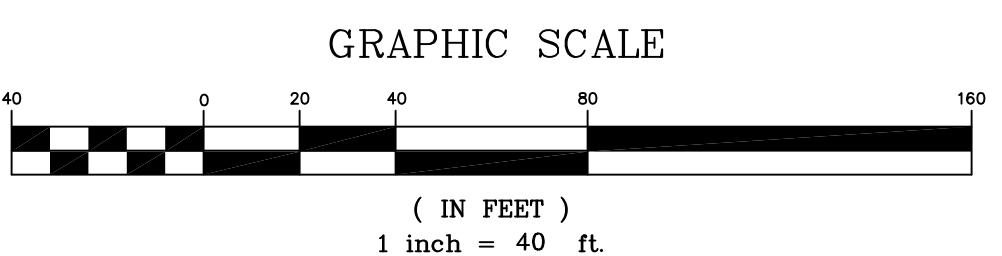
	REQUIRED	EXISTING	PROVIDED	COMPLIANCE
ZONING DISTRICT: HIGHWAY BUSINESS OVERLAY DISTRICT: FLEXIBLE MULTIPLE USE OVERLAY DISTRICT (FMUOD 3) OVERLAY DISTRICT: WIRELESS COMMUNICATIONS OVERLAY DISTRICT				
MIN. AREA	10,000 S.F.	11.79± ACRES	11.79± ACRES	YES
MIN. LOT WIDTH	100'	390'±	390'±	YES
MIN. FRONTAGE	100'	227'±	227'±	YES
MIN. YARD -FRONT	50'	100'±	100'±	YES
	-SIDE	15'	64'±	64'±
-REAR	15'	108'±	108'±	YES
MAX. COVERAGE	50%	24±%	24±%	YES
MAX. IMPERVIOUS	80%	70±% (NOTE 1)	70±%	YES
MIN. NONWETLAND	10,000 S.F.	11.79± ACRES	11.79± ACRES	YES
MAX. HEIGHT	39'	21'±	21'±	YES
PARKING TOTAL	275 (NOTE 2)	541	541	YES
HANDICAP SPACES		16	13	YES
PARKING SETBACK	-FRONT	15'	15'±	YES
	-SIDE	5'	.7'±	EXISTING NON CONFORMING
	-REAR	5'	7'±	YES
			7'±	YES

NOTES:
(1) MAXIMUM IMPERVIOUS AREA: PAVED AREA = 236,500± S.F.
BUILDING AREA = 122,935± S.F.
IMPERVIOUS COVER = 236,500± / 11.79 X 43,560 = 70±%

Glacier Drive Proposed Parking Summary

	Warehouse or Storage @ 1/2000	R&D or Other Automotive @ 1/500	Business Office @ 1/333(1/3 F.)	Office @ 1/250(1/3 F.)	Total (S.F.) Required	60 Glacier Total (S.F.)
60 Glacier						
**Prime Motor Group(Applicant)	32,185	0	26,510	0	58,695	95.7
**Frugal Families	0	0	14,642	14,642	29,284	38.5
KLA-TenCor	11,426	0	12,866	0	24,292	31.6
90 Glacier						
*Microfluidics	1,500	0	0	10,952	12,452	16.4
*Westwood Dialysis	1,974	0	0	5,338	7,312	9.5
Totals	47,085	12,866	26,510	36,474	122,935	161.7
** Prime Motor Group have 50 employees. 40 spaces allocated to storage.						
Provided Parking						
Prime Motor Group Zoning Parking						50
All other Tenant Zoning Storage Spaces						312
Total = Existing Spaces						541

* AREAS PROVIDED BY PROPERTY OWNER



SCALE	4	04-23-18	MODIFIED PER TENANTS
DATE	3	02-17-17	MODIFIED PER TENANTS
DATE	2	09-03-15	MODIFIED PER PLANNING BOARD 7/7/15 APPROVAL
DATE	1	06-18-15	DEFINE PARKING BY USE
REV	REV	DATE	REVISION
SHEET 2 OF 2			
PLAN NO. 2015-048-SPO2			
DISK REF NO. F:\P\2015-048			
DRAWN BY JPM			
CHKD BY SMH			
APPD BY SMH			
PRIME MOTOR GROUP 60-90 GLACIER DRIVE WESTWOOD, MA PROPOSED PARKING PLAN			
KELLY ENGINEERING GROUP, INC. CIVIL ENGINEERING CONSULTANTS 0 CAMPANELLI DRIVE · BRAINTREE MA · 02184 PHONE: 781 843 4333 FAX: 781 843 0028			
SHEET NO.			2

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