

PRIME MOTOR GROUP

January 11, 2017

Planning Board
50 Carby St.
Westwood, MA 02090

Re: 60-90 Glacier Drive
Assessors Map 23 Parcel 231
Westwood, MA 02090

Dear Members of the Planning Board:

On behalf of AMR Auto Holdings – MW, LLC of 425 Providence Highway, we hereby submit ten (10) duplicate originals of the following documents:

1. Application for Hearing (Environmental Impact and Design Review);
2. Environmental Impact Statement;
3. Requested Waivers; and
4. \$750.00 check payable to the Town of Westwood for the application fee.

The purpose of these documents is to respectfully request that the Board grant an amendment to the existing Environmental Impact and Design Review (EIDR) Approval issued July 7, 2015 to account for AMR's lease of an additional 15,000 square feet at 60 Glacier Drive and to approve AMR's proposed changes to the existing parking plan for 60-90 Glacier Drive approved in connection with the original EIDR Approval in 2015. As discussed on Monday, a new parking plan will be submitted under separate cover.

We look forward to presenting the project at an upcoming Planning Board meeting.

Sincerely,

David Rosenberg

cc: Town of Westwood Zoning Board of Appeals

WESTWOOD PLANNING BOARD APPLICATION FOR HEARING

1. Requested Approval(s):
Amendment to EIDR Approval dated July 7, 2015
2. Brief Narrative of Proposal:
AMR Auto Holdings - MW, LLC seeks approval to amend the existing EIDR Approval dated July 7, 2015 to account for: (i) AMR's lease of additional premises containing approximately 15,000 square feet at 60 Glacier Drive and (ii) corresponding changes to the parking plan approved by the Planning Board in connection with the original EIDR Approval.
3. Address/Location of Property Subject to Hearing:
60-90 Glacier Drive
4. Assessor's Map and Parcel Number(s): Map 23, Parcel 231
5. Size of Parcel: 11.79 acres
6. Name of Applicant:
AMR Auto Holdings - MW, LLC
7. Applicant's Mailing Address:
c/o Prime Motor Group, 375 Providence Highway, Westwood, MA 02090
8. Applicant's Telephone: (H) _____ (W) 781-234-2090
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
12. Property Owner's Mailing Address:
116 Flanders Road, Suite 2000, Westborough, MA 01581
Attn: Marc Verreault
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?

X Yes, When? EIDR Approval, voted July 7, 2015
 No

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

X Yes, When? Kelly Engineering Group, Inc., June 2015
 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.

AMR Auto Holdings - MW, LLC

Signed: By: _____
David Rosenberg, Manager

Glacier LLC
By: Carruth Capital, LLC, its Manager

Signed: By: _____
Christopher F. Egan, President and Manager,
not individually and without personal liability

Date: January _____, 2017

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

ADDENDUM TO WESTWOOD PLANNING BOARD APPLICATION

ENVIRONMENTAL IMPACT STATEMENT

60 - 90 Glacier Drive

I. Preliminary Statement

In July 2015, the Planning Board issued Environmental Impact and Design Review Approval for the Applicant's use of:

- (i) approximately 29,617 square feet in the building located at 60 Glacier Drive for the general repair, preparation for sale and washing of motor vehicles from Prime dealerships, the sale and repair of Mercedes-Benz Sprinter vans, and for general office purposes in connection with such uses; and
- (ii) a portion of the parking area located on the 11.79 acre parcel of land at 60-90 Glacier Drive ("Glacier Property") for vehicle storage,

pursuant to a lease arrangement with Glacier LLC, the owner of the Glacier Property.

The Zoning Board of Appeal issued a special permit dated July 22, 2015, as amended December 4, 2015, allowing such uses.

The Applicant has entered into a new agreement to lease an additional 15,000 square feet of contiguous space in the building located at 60 Glacier Drive ("Expansion Premises") which will be used for the same permitted uses as the original leased premises. In light of the Applicant's use of the Expansion Premises, the Applicant desires to make corresponding changes to the parking plan previously approved by the Planning Board in connection with the 2015 EIDR Approval.

The Applicant will also be submitting an application to the Zoning Board of Appeal to amend the existing special permit to allow the proposed use of the Expansion Premises for motor vehicle storage, motor vehicle sales and rental, general repairs, preparation for sale, and car washing and to amend the parking plan previously submitted to the Zoning Board of Appeal in connection with the original special permit.

II. Relief Requested

The Applicant requests that the Planning Board amend the 2015 EIDR Approval to approve the impact of the Applicant's use of the Expansion Premises and to approve a new parking plan for the Applicant's proposed vehicle storage in accordance with the environmental impact and design review procedures and standards set forth in Section 7.3 of the Westwood Zoning Bylaws.

III. Proposed Improvements to the Glacier Property

The Applicant intends to perform interior alterations to the Expansion Premises to provide for the servicing, repair, preparation for sale, and washing of motor vehicles from Prime dealerships and to provide for the sale of Mercedes-Benz Sprinter vans. The car washing activities will only be accessory to the general repair and preparation for sale activities and will not be open to the general public. No other alterations will be made to the surrounding area comprising the site. Given the industrial use of the Glacier Property, the expansion of the Applicant's use is a natural and harmonious continuation of that industrial use.

IV. Plan Submitted

The Applicant submits a plan entitled "Proposed Parking Plan" dated January 2017, prepared by Kelly Engineering Group, Inc.

V. Impact Statement

The design of the proposed development of the Glacier Property incorporates the following environmental impact and design standards:

*7.3.7.1 **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable. Tree and soil removal shall be minimized, and any grade changes shall be consistent with the general appearance of neighboring developed areas. Due regard shall be given to the attractive utilization of the natural features of the area, including trees, woods, streams and ponds. All open areas which cannot be preserved in their natural state shall be replanted as far as practicable with as many trees and plantings as previously existed.*

Since no changes are being made to the exterior of the building and the site, the landscaping provisions are not applicable.

*7.3.7.2 **Relation of Buildings to Environment.** The proposed development shall be related harmoniously to the terrain and to the use, scale and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed building. The Planning Board may require a modification in massing so as to reduce the effect of shadows on abutting property, public open space or streets.*

The construction work will only occur inside the building. Accordingly, there will be no change in the current relation of the building to the environment.

*7.3.7.3 **Open Space.** All open space shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties.*

The construction work will only occur inside the building. Accordingly, there will be no change in the open space or perception of the Glacier Property from abutting properties.

*7.3.7.4 **Circulation, Traffic Impact and Alternative Means of Transportation.** With respect to vehicular and pedestrian circulation and traffic, including entrances, ramps, walkways, drives and parking, special attention shall be given to location, number and function of access points to the public streets (especially in relation to existing traffic flow, traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, the arrangement, safety and convenience of both vehicle and bicycle parking areas and the effect thereof upon the use and enjoyment of proposed buildings and structures and the neighboring properties, and the traffic impact of the proposed development on nearby public and private streets. Each proposed facility is encouraged to incorporate alternative means of transportation, including bicycle and shuttle bus, and shall make adequate provision for the convenience of vehicular and pedestrian movement within the site in which the facility is to be located, and in relation to nearby streets, property and improvements.*

There will be no changes made to the existing curb cuts serving the Glacier Property. There will not be any change to the current general circulation of traffic to and from the Glacier Property based on the Applicant's alterations to the leased premises. The number of parking spaces will not increase. The vehicle storage areas are only accessible by dealership employees and not the general public. Given the industrial/light manufacturing nature of the Glacier Property, there is no pedestrian or bicycle use.

*7.3.7.5 **Stormwater Drainage and Erosion Control.** Special attention shall be given to proper site surface drainage (i) so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system and (ii) so as to minimize any adverse impact upon nearby*

“downstream” properties. Stormwater shall be removed from all roofs, canopies and paved areas in a manner complying with the stormwater management standards adopted and as amended from time to time by the Massachusetts Department of Environmental Protection. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved area. Erosion and sediment controls must be implemented to prevent any negative impacts during construction or other land disturbance activities. Permanent post-development erosion controls must be implemented and maintained where necessary.

No changes to the existing drainage conditions will occur.

7.3.7.6 Advertising Features. The size, location, design, color texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The current signage will not change.

7.3.7.7 Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties. All towers, antennas and poles shall be sited, designed and sized to have minimal visual impact on nearby properties.

The vehicle sales, repairs, and washing activities are contained within the building to protect surrounding properties. The current vehicle storage use previously approved by the Zoning Board of Appeals will continue.

7.3.7.8 Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of an accident or attempted criminal act. Traffic to and from any facility shall not cause safety hazards or increased congestion in nearby residential neighborhoods.

Emergency access will not change from the existing conditions. There are no nearby residential areas that be affected by the Applicant’s proposed use of the property. The vehicle storage areas are only accessible by dealership employees and not the general public.

7.3.7.9 Heritage. With respect to the Town’s heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

The project does not involve the removal or disruption of any historic, traditional or significant uses, structures or architectural elements. The surrounding properties contain similar style buildings and will not have any character compromised from this project.

7.3.7.10 Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface ground coverage or the installation of machinery which emits heat, vapor or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air and water resources or on noise and temperature levels of the immediate environment.

Since construction work is only being performed to the interior of the building, the microclimate provisions are not applicable. The vehicle sales, repair and washing are performed inside the existing building and therefore do

not negatively impact the abutting properties. The use of the property for vehicle sales, repairs, washing and storage does not produce significant impacts to light, air, or water resources, and does not have a significant impact on temperature or noise of the surrounding environment.

7.3.7.11 Energy Efficiency. To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. Efforts shall be made to harmonize energy-related components with the character of the building and its surroundings and to prevent adverse effects on the energy consumption of neighboring structures and on the environment.

Since construction work is only being performed to the interior of the building, the energy provisions are not applicable.

7.3.7.12 Detrimental Effects. No proposed facility shall be detrimental to the health, safety or welfare of persons working or living in the neighborhood, or by reason of danger of fire or explosion, environmental pollution, corrosion, toxic or noxious fumes, gas, smoke, soot, dust, odors, noise or vibrations or other hazards.

The project does not involve any uses that will be detrimental to the health, safety or welfare of persons working in or living in the neighborhood and will not produce any of the aforementioned hazards. Proper safety measures are employed in the vehicle repair areas. The vehicles on the lot do not produce significant environmental pollution or potentially dangerous hazards or noises. The use for motor vehicle sales, repairs and washing is very typical for the neighborhood and the use for vehicle storage will not change from the current storage use previously approved by the Zoning Board of Appeals. These uses will create no significant increase in detrimental effects.

7.3.7.13 Nearby Properties. Nearby properties shall be protected against detrimental uses on the site.

The nearby properties on the south, east and west are well suited for the proposed use on project site since the abutters include another automotive dealership, an office, and a retail building. The motor vehicle sales, repairs and washing are performed inside the existing building which protects the surrounding properties from the minimally potential detrimental effects that can happen in a repair facility. The vehicle storage use previously approved by the Zoning Board of Appeals will continue.

7.3.7.14 Specific Standards for High and Washington Street. Where the nature of the following design features is considered significant to the preservation or enhancement of the desirable visual quality and property values of a particular part of High Street or Washington Street, any new structure or alteration shall be harmoniously related to nearby pre-existing structures and the street facade in terms of color, texture, materials, scale, height, setbacks, roof and cornice lines, signs and design elements such as door and window size and location and door and window detailing, including materials for sills, lintels, frames and thresholds and any other major design elements.

The site is not located on either High Street or Washington Street.

7.3.7.15 Air Quality. Any use whose emissions are such as to cause it to be classified as a major new stationary source of air pollution, as defined by the Environmental Protection Agency (EPA) under the Clean Air Act, and any use required to apply to the Massachusetts Department of Environmental Protection under 310 CMR 7.00 or to EPA under Section 112 of the Clean Air Act for permission to emit asbestos, benzene, beryllium, mercury, vinyl chloride, or radionuclides shall be permitted only upon determination by the Planning Board that compliance with the requirements of those agencies is assured, and that health and safety are adequately protected.

The project does not create emissions that classify it as a major new source of air pollution. The uses are consistent with existing automotive uses in the area.

*7.3.7.16 **Plants and Animals.** Location and design shall not cause avoidable damage to wildlife habitats or corridors, or to any plant species listed as endangered, threatened or of special concern by the Massachusetts Natural Heritage Program, or to any tree with more than a twenty-four (24) inch trunk diameter one (1) foot above grade. An application for a MBD special permit must include documentation to the Planning Board of having consulted with the Conservation Commission and the Massachusetts Natural Heritage Program regarding these considerations, and that the proposed site either contains no such habitats or materials, or that all feasible efforts to avoid, minimize or compensate for damage have been reflected in the development proposal.*

There are no mapped NHESP habitats or vernal pools in the nearby vicinity according to a review of the 2008 Massachusetts Natural Heritage Atlas, 13th edition, Norwood Quadrangle. The proposed project is completely located within a previously disturbed area and will not have any impact on mature trees.

*7.3.7.17 **Vibration.** Except for blasting and other activities within the jurisdiction of the Board of Fire Prevention Regulations, no use shall be allowed which produces vibration at or beyond the boundaries of the premises exceeding two-thirds (2/3) the frequency/amplitude limitations established by the Board of Fire Prevention Regulations at 527 CMR 13.11 (18) for three (3) minutes or more in any hour between 7:00 am and 9:00 pm or for thirty (30) seconds or more in any hour between 9:00 pm and 7:00 am.*

The project does not produce vibration beyond the specified limits.

*7.3.7.18 **Electrical Disturbances.** No EMF emission shall be permitted which adversely affects the operation of any equipment on other properties.*

No EMF emission shall affect the operation of any equipment on surrounding properties. No significant EMF emission is expected.

*7.3.7.19 **Historic and Archaeological Sites.** Location and design shall not cause avoidable damage or impairment to the historic or archaeological value of buildings on sites recorded on the Massachusetts Register of Historic Places. An application for a MBD special permit shall submit documentation that either the site does not contain or impact such buildings or sites, or that any potential damage or impairment has been effectively mitigated.*

The Massachusetts State Register of Historic Places 2010 only lists two places of historical value in Westwood, neither of which are this project site or in the nearby vicinity.

*7.3.7.20 **Solid Waste.** Each development must document arrangements for satisfactory disposal of tree stumps and debris resulting from construction, and must make permanent arrangement for satisfactory on-site storage of refuse pending its removal, such storage to be screened from public view, secure from vermin, birds or other animals, and located to present minimal hazard in the event of fire and minimal threat to water quality in the event of container failure.*

The construction work will be performed inside the building. Construction debris will be removed by a licensed contractor. It will be screened from the general public.

*7.3.7.21 **Water Quality.** Any development subject to review pursuant to this Section which involves a use prohibited or requiring a special permit in a Water Resource Protection Overlay District pursuant to Section 9.3 may be allowed if such development is located outside of the Water Resource Protection Overlay District and if the material regulated is less than twenty (20) gallons liquid or less than one hundred fifty (150) pounds dry weight. If exceeding those limits the use shall be allowed only if the*

Planning Board, in its review of the application pursuant to this Section, determines that the Applicant has documented that adequate safeguards for protecting the integrity of groundwater quality have been assured. Any development subject to review pursuant to this Section which involves a use prohibited or requiring a special permit under Section 9.3 and is located within a Water Resource Protection Overlay District may be allowed if such development has been granted a special permit pursuant to the provisions of Section 9.3.

The project site is not located within a WRPOD. Any hazardous substances associated with the servicing of automobiles are stored and used within the building in accordance with all state and federal requirements. Floor drains in the building are equipped with oil/water separators and be connected to the municipal sanitary sewer system as required.

3488594.1

ADDENDUM TO WESTWOOD PLANNING BOARD APPLICATION

ENVIRONMENTAL IMPACT STATEMENT

REQUESTED WAIVERS

60 - 90 Glacier Drive

We have reviewed the Zoning Bylaw and respectfully request the following waivers are granted. (The sections requiring a waiver have been repeated in italic text. The reason for the requested waiver follows in regular text.)

7.3.7.1 *Site Plan.*

7.3.7.1.1 Existing and proposed planning, landscaping and screening, which shall show the location, dimension and arrangement of all open spaces and yards, including type and size of planting materials, methods to be employed for screening and proposed grades and a plan for maintenance.

No exterior changes will be made to the building, the site or the landscaping. Accordingly, no screening of the existing conditions should be necessary and no maintenance plan would be applicable.

7.3.7.1.2: Location, type, size and dimension of existing trees, rock masses and other natural features with designations as to which features will be retained;

As noted above the existing developed site will not be altered.

7.3.7.1.4: Existing topography, including any proposed grade changes;

As noted above the existing developed site will not be altered.

7.3.7.1.6: Storm drainage, including direction of flow and means of ultimate disposal. Stormwater drainage runoff calculations used for the drainage system design shall be prepared by a Registered Professional Engineer and must support the sizing of all drainage structures and pipes and demonstrate compliance with the stormwater management standards adopted and as amended from time to time by the Massachusetts Department of Environmental Protection;

As noted above the existing developed site will not be altered. There will no additional impervious area created and no changes that would otherwise affect the drainage of the site.

7.3.7.1.8: Location of all utilities, signage, outdoor storage and trash disposal areas.

As noted above the existing developed site will not be altered so it should not be necessary to show the location of utilities. There will not be any outdoor storage and trash disposal areas.

7.3.7.2 *Exterior Lighting Plan.* *The Exterior Lighting Plan shall show the information as required in Section 6.4.4 of this Bylaw, except to the extent waived by the Planning Board.*

The existing lighting serving the property will not change.

7.3.7.3 *Traffic Study.* *The traffic study shall be prepared by a Registered Professional Engineer consistent with study guidelines adopted and from time to time amended by the Planning Board, except to the extent waived by the Planning Board.*

The traffic circulation at the property should not change. There will not be any additional parking spaces added to the site. The vehicle storage area is only accessible to dealership employees and not the general public.

7.3.7.3 Drawings/Renderings. *A drawing or rendering of the proposed building including color and type of surface materials showing front, rear and side elevations.*

As noted, no exterior changes will be made to the building, the site or the landscaping.

7.3.7.5 Photographs. *Photographs showing any existing structures to be altered, the proposed building site and surrounding properties. Applications for alterations and additions shall include photographs showing each existing structure to be altered and its relationship to adjacent properties.*

As noted, no exterior changes will be made to the building, the site or the landscaping.

7.3.7.7 Model. *A presentation model at a minimum scale of one (1) inch equals twenty (20) feet (or such other scale as the Planning Board shall determine) showing the tract, abutting streets, proposed contours, proposed buildings and the massing of abutting buildings, except to the extent waived by the Planning Board. This Subsection is not applicable to additions, alterations or changes which increase gross floor area by less than one hundred percent (100%).*

The Applicant's proposed alterations to the leased premises will not increase gross floor area by less than one hundred percent (100%).

3488478.1