



**WESTWOOD BOARD OF APPEALS
APPLICATION FOR HEARING**

2018 FEB 23 A 11: 05

- 1. Name of Applicant: Tesla Motors, Inc
- 2. Applicant is (check one): Owner ___ Tenant Abutter ___ Purchaser ___ ~~Other~~ **TOWN CLERK
TOWN OF WESTWOOD**
- 3. Mailing address of Applicant: 3075 Wilshire Blvd, Suite 330, Beverly Hills, CA 90211
- 4. Telephone - Home: n/a Business: (310) 275-7774
- 5. E-Mail Address of Applicant: matt@permitadvisors.com
- 6. Address of Property subject to Hearing: 420 Providence Highway, Westwood, MA 02090
- 7. Owner of Property: Route 1 Land Trust LLC *management*
- 8. Mailing Address of Property Owner: 425 Providence Highway, Westwood, MA 02090
- 9. Telephone - Home: _____ Business: _____
- 10. Deed recorded in: Norfolk County Registry of Deeds: Book # 18328 Page # 562
or Land Court Registry: Certificate # _____ Book # _____ Page # _____
- 11. Property MAP # _____ LOT # 6A DISTRICT Highway Business (HB)
- 12. Has an appeal/application ever been filed with the ZBA on this property? (Y/N) ___ If yes, when: _____
- 13. NATURE of Application (check one):
 Appeal in accordance with MA G.L.Ch. 40A, Sec. 8 as amended
 Special Permit in accordance with MA G.L.Ch.40A, Sec. 9 as amended
 Variance in accordance with MA G.L. Ch. 40A, Sec. 10 as amended

When applying for a Special Permit under Section 9.3 of the Westwood Zoning Bylaw, please make sure that you and/or your attorney refer to the specific bylaw regarding this section.

STATE the EXACT NATURE of this application including the applicable section number(s) of the Westwood Zoning Bylaw:

Per Section 4.1.5.8 of the Zoning Bylaws of the Town of Westwood, "Motor Vehicle Sales and Rental; other open air sales" in parcels zoned Highway Business (HB) may be permitted by special permit from the Board of Appeals. The following application has been completed in accordance with the standards and procedures set forth in Section 10.3.

Plan on a minimum of three months to complete the process.

I hereby request a hearing before the Westwood Board of Appeals with reference to the subject property.

I am aware that the cost of legal advertising will be billed to me directly as the Applicant, by the newspaper at a later date. I am also aware of the provisions in the Zoning Bylaw with regard to reimbursement for Consultants, and I agree to reimburse the Board of Appeals and the Town of Westwood for all costs incurred by the Town or its' Boards for all fees, expenses and costs in connection with the review and evaluation of the Application for Special Permit and/or Variance.

2018 FEB 21 4:11:05
TOWN CLERK
TOWN OF WESTWOOD

I have reviewed the Zoning Board of Appeals Instructions and Information and understand the time requirements.

Signed: [Signature] Date: 2-21-18
APPLICANT'S SIGNATURE (or Agent)

Signed: [Signature] Date: 2-21-18
PROPERTY OWNER (if different from applicant)

<p align="center">SCHEDULE OF FILING FEES FOR THE BOARD OF APPEALS</p> <p align="center">Residential Properties - \$165.00</p> <p align="center">Business Properties - \$330.00</p> <p align="center">Comprehensive Permits - \$2530.00</p>
--

CHECKLIST:

- 6 copies of the Application
- 6 copies of the OPTIONAL Appendices (if completed)
- 6 copies of a Certified Plot Plan – size 11" x 17"
- 6 copies of the Building Plans (interior and/or exterior as applicable) – size 11" x 17"
- 6 copies of the Building Commissioner's denial of a building permit or equivalent

File the six (6) packets in the Town Clerk's office located at 580 High Street making sure to include a check for the filing fee in the correct amount.

Deliver one (1) electronic copy of the Application with attachments to the Office of the Board of Appeals at 50 Carby Street.

Plan on a minimum of three months to complete the process.

OPTIONAL

APPENDIX B - Special Permit Considerations

- The structure is in harmony with the general purpose and intent of the bylaw.

The structure is existing and in harmony with the general purpose and intent of the bylaw

- The structure is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.

The structure & proposed use is consistent with and complimentary to neighboring properties.

- Adequate and appropriate facilities will be provided for the proper operation of the proposed structure.

Adequate and appropriate facilities will be provided for proper operation within the existing space.

- The proposed structure will not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse material, visual or other nuisances.

Structure and use will not be detrimental or offensive to adjoining districts and properties.

- The proposed structure will not cause undue traffic congestion in the immediate area.

The intensity of the use will be similar to previous uses of the site and the surrounding properties.



Westwood – Sales and Delivery Center

Description of the Tesla Sales and Delivery Center

At Tesla our goal is to “accelerate the world’s transition to sustainable energy.” Tesla produces electric vehicles that solely use electric and no gasoline; it is not a hybrid vehicle

We are proposing a vehicle sales and delivery center at 420 Providence Highway, Westwood, MA 02090. The sales and delivery component will be built from an existing 2 story building with offices on the second level. The building will have roughly 30 employees between sales, delivery and general office support.

How we will operate at 420 Providence Highway, Westwood, MA 02090

A typical customer journey will be as follows:

Customers will arrive to the “Sales and Delivery” location which includes a retail and new car delivery.

Tesla Motors sells all electric vehicles directly to consumers in a built-to-order model. The process begins with a vehicle reservation either online or Tesla Store. Once the vehicle has been produced, the vehicle is transported to a local Tesla Center, inspected and prepared for delivery to the customer.

The vehicle showroom is used primarily for the display and sale of Tesla automobiles, energy products and related parts, accessories, and merchandise. Display vehicles are dedicated to the showroom area. The space may also be used for administration and general office support, marketing and charitable events and such other goods.

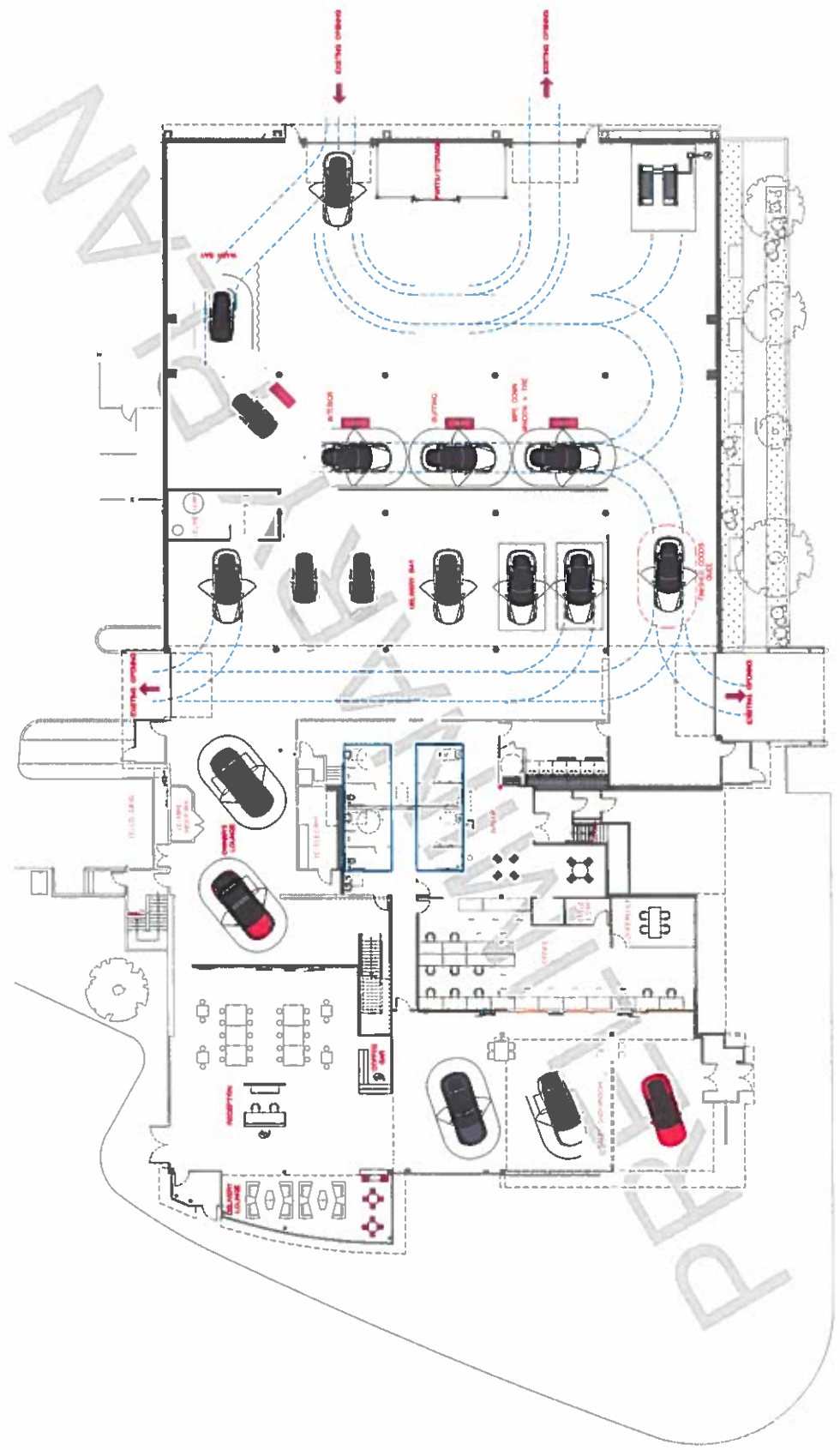
If you have any questions, please feel free to contact me directly.

Thank you,

Diana Tran | Architectural Project Manager | Retail Development 901 Page | Fremont, CA
94538 c 510.602.0028 | e diantran@tesla.com

 02/13/2018

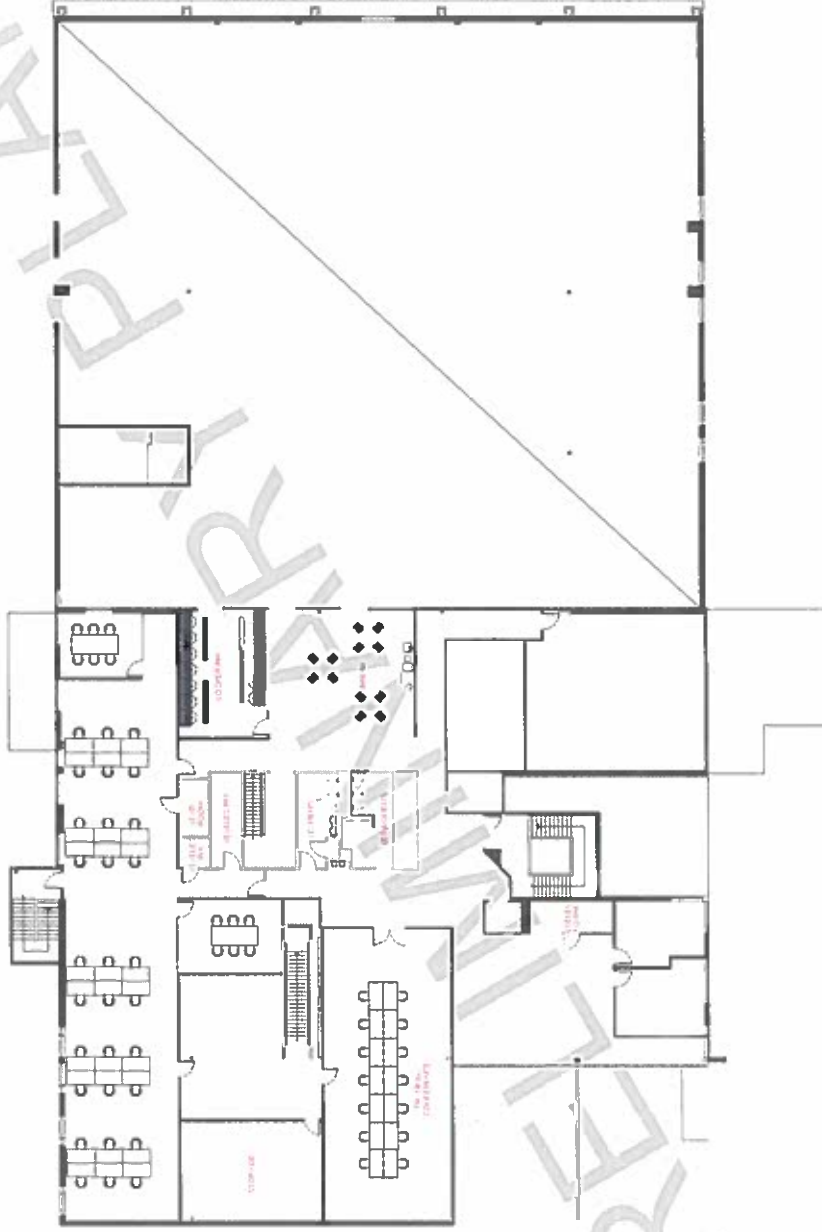
WESTWOOD, MA - SALES & DELIVERY
CONCEPT FLOOR PLAN 1 FIRST FLOOR PLAN 28,060 SF
FIRST FLOOR SECOND FLOOR PLAN 11,080 SF



SCALE 3/64" = 1'-0"



WESTWOOD, MA - SALES & DELIVERY
CONCEPT FLOOR PLAN | FIRST FLOOR PLAN 28,060 SF
SECOND FLOOR PLAN 11,080 SF



SCALE: 3/64" = 1'-0"



Mike Perkins commented on Building Department Review

1 message

Town of Westwood, MA <noreply@viewpointcloud.com>
To: Matthew Ramos <matt@permitadvisors.com>

Wed, Feb 21, 2018 at 9:13 AM



Town of Westwood, MA

Mike Perkins commented on Building Department Review for *Building Permit - Commercial Projects #31497

"The proposed use is allowed only by Special Permit issued by the Zoning Board of Appeals, per section 4.1.5.8 of the Town of Westwood Zoning Bylaw. This rejection shall serve as the basis for an application to this Board for a Special Permit. The proposed use includes motor vehicle storage and sales, but excludes service and rentals as per the plans and description provided by the applicant. No mention is made of a potential number of vehicles to be parked/stored on site, nor is a site or exterior plan provided showing the associated parking lot on the property. Please contact Housing and Zoning Agent Sarah Bouchard at [781-251-2598](tel:781-251-2598) for more information regarding the Special Permit process. "

[View Details](#)



Powered by the ViewPoint Cloud platform