



WESTWOOD BOARD OF APPEALS
APPLICATION FOR HEARING

1. **Name of Applicant:** AMR Auto Holdings - MW, LLC
2. **Applicant is (check one):** Owner Tenant Abutter Purchaser Other
3. **Mailing address of Applicant:** c/o Prime Motor Group, 375 Providence Highway, Westwood, MA 02090
4. **Telephone - Home:** _____ **Business:** (781) 234-2090
5. **E-Mail Address of Applicant:** drosenberg@driveprime.com
6. **Address of Property subject to Hearing:** 60 and 90 Glacier Drive
7. **Owner of Property:** Glacier LLC
8. **Mailing Address of Property Owner:** 116 Flanders Road, Suite 2000, Westborough, MA 01581
Attn: Marc Verreault
9. **Telephone - Home:** _____ **Business:** (508) 898-3800
10. **Deed recorded in: Norfolk County Registry of Deeds: Book #** 12170 **Page #** 136
or Land Court Registry: Certificate # _____ Book # _____ Page # _____
11. **Property MAP #** 23 **LOT #** 231 **DISTRICT** Highway Business
12. Has an appeal/application ever been filed with the ZBA on this property? (Y/N) Y If yes, when: Special Permit issued July 22, 2015, as amended December 4, 2015
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:

Request for amendment to the Special Permit dated July 22, 2015, as amended December 4, 2015, to account for Applicant's lease of an additional 15,000 sf at 60 Glacier Drive and to substitute the previously-approved parking plan with a revised parking plan.

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.

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

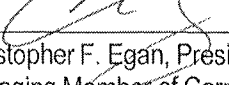
Signed:
APPLICANT'S SIGNATURE
AMR AUTO HOLDINGS – MW, LLC

Date: 3/2/12

By: 
David Rosenberg, Manager

Signed:
PROPERTY OWNER
GLACIER, LLC
By: Carruth Capital, LLC, Its Manager

Date: _____

By: 
Christopher F. Egan, President and
Managing Member of Carruth Capital,
LLC, not individually and without
personal liability

SCHEDULE OF FILING FEES FOR THE BOARD OF APPEALS	
Residential Properties	• \$165.00
Business Properties	• \$330.00
Comprehensive Permits	• \$2530.00

ADDENDUM TO APPLICATION FOR AMENDMENT TO SPECIAL PERMIT

60 - 90 Glacier Drive

AMR Auto Holdings – MW, LLC, doing business as Mercedes-Benz of Westwood (“Applicant”), requests that the Zoning Board of Appeal amend the Special Permit dated July 22, 2015, as amended December 4, 2015, to account for the Applicant’s lease of an additional 15,000 sf at 60 Glacier Drive and to substitute the previously-approved parking plan with a revised parking plan.

The existing Special Permit was issued in connection with the Applicant’s use of:

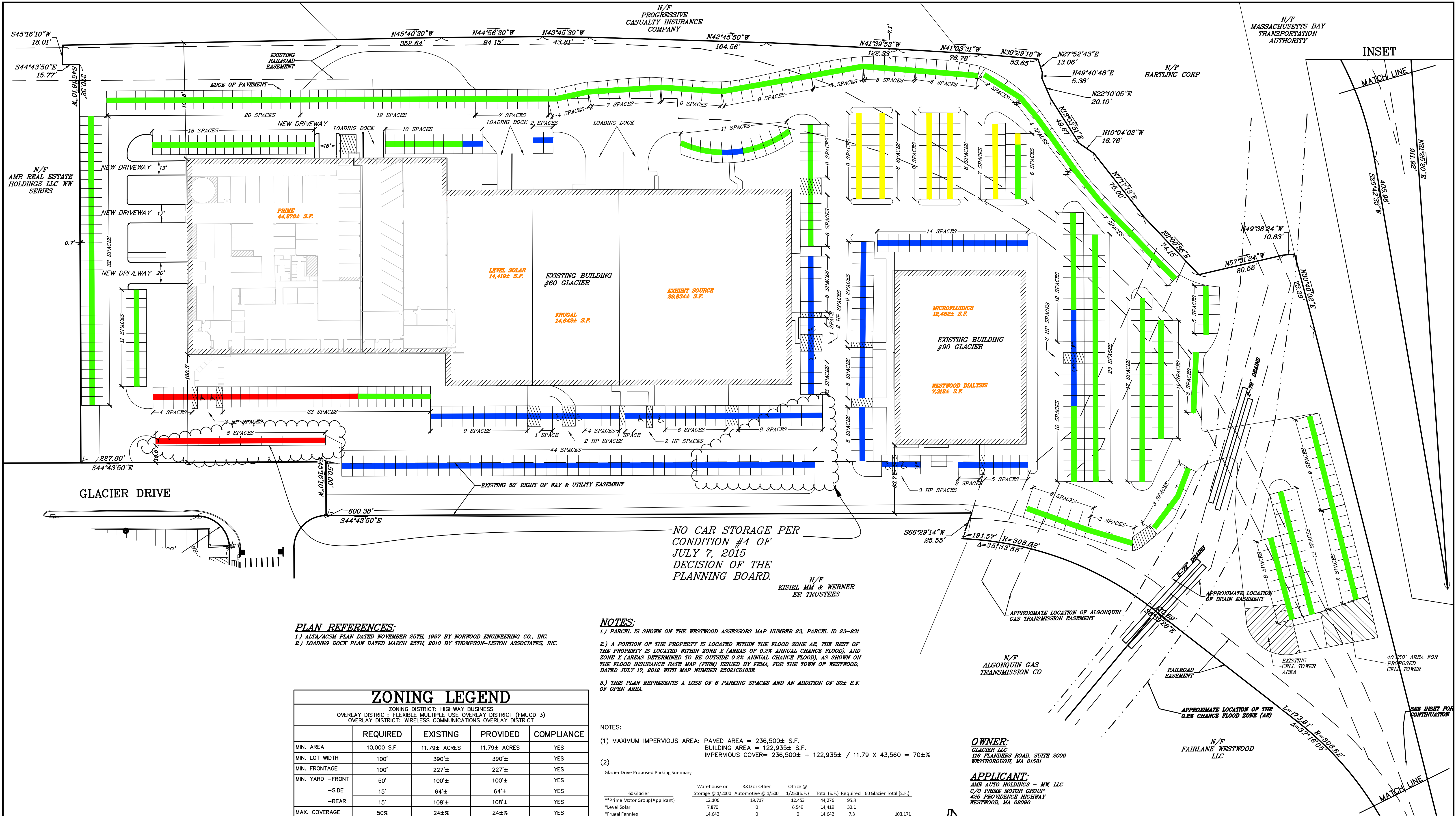
- (i) approximately 29,617 square feet in the building located at 60 Glacier Drive for motor vehicle sales and rental (Section 4.1.5.8), motor vehicle general repairs and body repair (Section 4.1.5.9), and car wash purposes (Section 4.1.5.11) in connection with the general repair, preparation for sale 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 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 Zoning Board of Appeal in connection with the existing Special Permit. The Applicant also desires to have the excess parking spaces that are not required for zoning compliance at 60-90 Glacier Drive approved for vehicle storage as shown on the new parking plan entitled “Proposed Parking Plan” dated January 20, 2017, prepared by Kelly Engineering Group, Inc.

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 and expanded vehicle storage is a natural and harmonious continuation of that industrial use.

The Applicant has also submitted an application to the Planning Board to amend the existing EIDR Approval in connection with the Applicant’s expanded use of the property and to amend the parking plan previously-approved by the Planning Board.



PLAN REFERENCES:
 1.) ALTA/ACSM PLAN DATED NOVEMBER 25TH, 1997 BY NORWOOD ENGINEERING CO., INC.
 2.) LOADING DOCK PLAN DATED MARCH 25TH, 2010 BY THOMPSON-LISTON ASSOCIATES, INC.

NOTES:
 1.) PARCEL IS SHOWN ON THE WESTWOOD ASSESSORS MAP NUMBER 23, PARCEL ID 23-231
 2.) A PORTION OF THE PROPERTY IS LOCATED WITHIN THE FLOOD ZONE AE, THE REST OF THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD), AND ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD), AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) ISSUED BY FEMA FOR THE TOWN OF WESTWOOD, DATED JULY 17, 2012 WITH MAP NUMBER 250210103E.
 3.) THIS PLAN REPRESENTS A LOSS OF 6 PARKING SPACES AND AN ADDITION OF 30± S.F. OF OPEN AREA.

ZONING LEGEND				
ZONING DISTRICT: HIGHWAY BUSINESS OVERLAY DISTRICT: FLEXIBLE MULTIPLE USE OVERLAY DISTRICT (FMUOD 3) OVERLAY DISTRICT: WIRELESS COMMUNICATIONS OVERLAY DISTRICT				
	REQUIRED	EXISTING	PROVIDED	COMPLIANCE
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'±	YES
-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	241 (NOTE 2)	552	546	YES
HANDICAP SPACES	9	16	13	YES
PARKING SETBACK				
-FRONT	15'	15'±	15'±	YES
-SIDE	5'	.7'±	.7'±	EXISTING NON CONFORMING
-REAR	5'	7'±	7'±	YES

NOTES:

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

(2) Glacier Drive Proposed Parking Summary

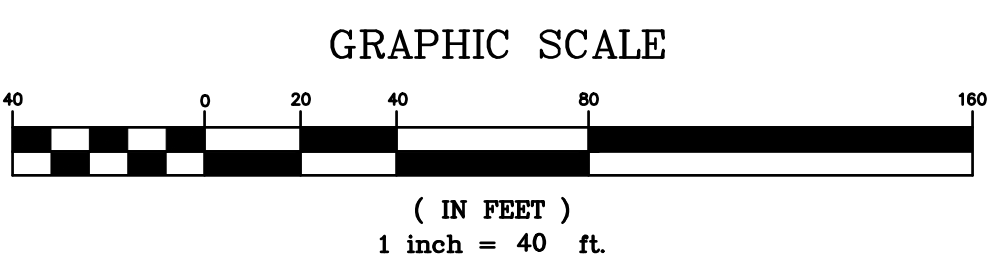
	Warehouse or Storage @ 1/2000	R&D or Other Automotive @ 1/500	Office @ 1/2500 (S.F.)	Total (S.F.)	Required	60 Glacier Total (S.F.)
60 Glacier						
*Prime Motor Group (Applicant)	12,106	19,717	12,453	44,276	95.3	
*Level Solar	7,870	0	6,549	14,419	30.1	
*Frugal Families	14,642	0	0	14,642	7.3	103,171
*Exhibit Source	22,375	0	7,459	29,834	41.0	
					0.0	
90 Glacier						
*Microfluidics	1,500		10,952	12,452	44.6	
*Westwood Dialysis	1,974		5,338	7,312	22.3	19764
Totals	60,467	19,717	42,751	122,935	240.7	

** Prime Motor Group have 40 employees. 55 spaces allocated to storage.

Provided Parking

Prime Motor Group Employee	40
Frugal Families Employee	29
All other Tenant Zoning Storage Spaces	146
	326
Total = Existing Spaces	541

* AREAS PROVIDED BY PROPERTY OWNER



KELLY ENGINEERING GROUP SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 THE EXTENT OF KELLY ENGINEERING GROUP'S LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST
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SCALE	3	02-17-17	MODIFIED PER TENANTS
1" = 40'	2	09-03-15	MODIFIED PER PLANNING BOARD 7/7/15 APPROVAL
DATE	1	06-18-15	DEFINE PARKING BY USE
06/08/15	REV	DATE	REVISION
SHEET	2	OF 2	
PLAN NO.	PRIME MOTOR GROUP		
	60-90 GLACIER DRIVE		
	WESTWOOD, MA		
DISK REF NO.	PROPOSED PARKING PLAN		
F:\P\2015-048			
DRAWN BY	JPM		
CHKD BY	SMH		
APPD BY	SMH		
	KELLY ENGINEERING GROUP, INC.		
	CIVIL ENGINEERING CONSULTANTS		
	0 CAMPANELLI DRIVE · BRAINTREE MA · 02184		
	PHONE: 781 843 4333 FAX: 781 843 0028		

SHEET NO. **2**