



WESTWOOD BOARD OF APPEALS APPLICATION FOR HEARING

1. Name of Applicant: OSPREY WIRELESS-INC (JEFFREY MARON)
2. Applicant is (check one): Owner Tenant Licensee Abutter
Prospective Purchaser Other
3. Mailing address of Applicant: 895 PROVIDENCE HWY NORWOOD MA 02062
4. Telephone - Home: 781-764-2550 Business: 781-551-9700 or 617-922-9700
5. E-Mail Address of Applicant: JEFF@OSPREYAUTOMILE.COM
6. Address of Property subject to Hearing: 378 UNIVERSITY AVE WESTWOOD MA.
7. Owner of Property: ~~MUNICIPALITY~~ UNIAVETWC LLC
8. Mailing Address of Property Owner: 116 FLANDERS ROAD SUITE 2000 WESTBOROUGH MA. 01581
9. Telephone - Home: _____ Business: 508-898-3800
10. Deed recorded in: Norfolk County Registry of Deeds: Book # _____ Page # _____
Or Land Court Registry: Certificate # _____ Book # _____ Page # _____
11. Property MAP # 3B LOT # 012 DISTRICT _____
12. Has an appeal/application ever been filed with the ZBA on this property? (Y/N) 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:

SPECIAL PERMIT FOR RETAIL SALES
& INSTALLATION OF CAR & TRUCK
ACCESSORIES AT THE ABOVE ADDRESS. SUCH AS BACK-UP
Cameras, navigation system, racks etc.
 Zoning Section 4.1.5.9 - Motor Vehicle General
 Bylaw repairs and Body Repair

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



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6. Address of Property subject to Hearing: 378 UNIVERSITY AVE WESTWOOD MA.
7. Owner of Property: ~~UNIAVETWC LLC~~ UNIAVETWC LLC
8. Mailing Address of Property Owner: 116 FLAUDERS ROAD SUITE 2000 WESTBOROUGH MA. 01581
9. Telephone - Home: _____ Business: 508-848-3800
10. Deed recorded in: Norfolk County Registry of Deeds: Book # _____ Page # _____
Or Land Court Registry: Certificate # _____ Book # _____ Page # _____
11. Property MAP # 38 LOT # 012 DISTRICT _____
12. Has an appeal/application ever been filed with the ZBA on this property? (Y/N) N If yes, when: _____
13. NATURE of Application (check one):
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Town of Westwood
Planning Department
AUG 17 2016
RECEIVED

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SPECIAL PERMIT FOR RETAIL SALES
& INSTALLATION OF CAR & TRUCK
ACCESSORIES AT THE ABOVE ADDRESS.

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

DATE ISSUED: _____ FEE PAID: _____ NO.: _____

APPLICATION FOR PERMIT TO BUILD

To the Building Commissioner:

Date: 8/15/16

The undersigned hereby applies for a permit to Build - Alter - Remodel, etc., according to information indicated in this application and plans and specifications submitted herewith.

PLEASE PRINT CLEARLY			
IMPORTANT - Applicant to complete all items in sections I, II, III, IV, AND V			
I. LOCATION OF BUILDING			
STREET ADDRESS	<u>378 University Ave.</u>	R. SIDE YARD SETBACK	_____
(NO.) (STREET)		L. SIDE YARD SETBACK	_____
ZONING DISTRICT	<u>F/O</u>	LOT FRONTAGE	_____
ASSESSORS MAP #	<u>38</u>	LOT#	<u>012</u>
		LOT SIZE	<u>432,986 SF</u>
		FRONT YARD SETBACK	_____
II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.			
A. TYPE OF IMPROVEMENT	D. PROPOSED USE - For "Wrecking" most recent use		
1 New Building	RESIDENTIAL	NONRESIDENTIAL	
2 Addition	13 One Family	19 Amusement, recreational	
<u>3 Alteration</u>	14 Two or more family - Enter number of units	20 Church, other religious	
4 Repair, replacement	15 Transient hotel, motel, or dormitory - Enter number of units	21 Industrial	
5 Wrecking	16 Garage	22 Parking garage	
6 Moving (relocation)	17 Carport	23 Service station, repair garage	
7 Foundation only	18 Other - Specify	24 Hospital, institutional	
8 Pools, Fences, Towers Tennis Courts, etc.	<u>Retail Sales and</u>	25 Office, bank, professional	
B. OWNERSHIP	<u>Installation of CAR</u>	26 Public Utility	
9 Private (Individual, Corporation, nonprofit Institution, ect.)	<u>& TRUCK ACCESSORIES</u>	27 School, library, other educational	
10 Public (Federal, State or Local Government)		28 Stores, mercantile	
		29 Tanks, towers	
		30 Other - Specify	
C. COST	(Omit cents)	E. TYPE OF OCCUPANCY OR USE; NEW HOME, ETC.	
11 Cost of Basic Construction	<u>\$39,000</u>	Briefly outline scope and nature of work to be done.	
To be installed but not included in the above cost		<u>Selected Interior Demo and</u>	
a. Electrical	<u>\$ 2,500</u>	<u>Installation of Overhead door & Ramp.</u>	
b. Plumbing	<u>2500</u>		
c. Heating, air conditioning			
d. Other (elevator, etc.)			
12 TOTAL COST OF IMPROVEMENT	<u>\$ 44,000 APPROX</u>		
III. SELECTED CHARACTERISTICS OF BUILDING <small>For new buildings and additions, complete Parts E-L; for wrecking, complete only Part J, for all others skip to IV.</small>			
F. PRINCIPAL TYPE OF FRAME	H. TYPE OF SEWAGE DISPOSAL	K. DIMENSIONS	
31 Masonry	<u>41 Public Sewer</u>	49 Number of stories <u>1</u>	
32 Wood frame	42 Private (septic tank, etc.)	50 Total sq.ft. of floor area, all floors, based on exterior dimensions <u>11,390 SF</u>	
<u>33 Structural steel</u>	I. TYPE OF WATER SUPPLY	51 Total land area, sq.ft. <u>432,986 SF</u>	
34 Reinforced concrete	<u>43 Public or Private Company</u>	L. NUMBER OF OFF - STREET PARKING SPACES	
35 Other - Specify	44 Private (well)	52 Enclosed <u>0</u>	
G. PRINCIPAL TYPE OF HEATING FUEL	J. TYPE OF MECHANICAL	53 Outdoors <u>38</u>	
<u>36 Gas</u>	Will there be air conditioning?	M. RESIDENTIAL BUILDINGS ONLY	
37 Oil	<u>45 Yes</u> 46 No	54 No. of bedrooms _____	
38 Electricity	Will there be an elevator?	55 No. of baths: Full _____ Partial _____	
39 Coal	47 Yes <u>48 No</u>		

IV. TO BE COMPLETED BY ALL APPLICANTS

USE N/A IF NOT APPLICABLE

1. Will building be erected on solid or filled land _____ If filled land how long ago filled EXISTING BUILDING
2. Will foundation be laid on earth, rock, timber, piles _____ INTERIOR ALTERATION
3. Foundation material Concrete
4. Roof (flat) pitched) _____
5. Roof covering Rubber
6. Will all construction to be performed conform to State and Local Building Codes YES
7. Has the applicant complied with the Architectural Access Code YES
8. Does this Building or Structure conform to the Zoning Bylaw YES
9. Has the applicant complied with the Energy Code YES
10. Is this property in the FLOOD PLAIN AREA NO

THIS IS A TRUE STATEMENT SIGNED UNDER PENALTIES OF PERJURY

V. IDENTIFICATION - To be completed by all applicants - Complete street and mailing addresses

NAME		COMPLETE ADDRESS	HOME & BUS. PHONE
Owner or Lessee	<u>JEFFREY MARRON</u>	<u>895 PROVIDENCE HWY NORWOOD</u>	<u>781-551-9700</u>
			<u>02062 617-912-9700</u>
Builder/ Contractor	<u>Saade Barbar</u>	<u>45 Mechanic St Canton, MA 02021</u>	<u>617-462-0476</u> <u>781-821-1942</u>
Architect/ Engineer	<u>WB&A ASSOCIATES</u>	<u>1076 WASHINGTON ST HANOVER MA</u>	<u>02339 781-826-4144</u>

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Signature of Applicant <u>Saade Barbar</u>	Address <u>45 Mechanic St Canton MA 02021</u>	Application Date <u>8/16/2016</u>
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This permit is approved subject to the provisions of all Federal and State Laws, Rules & Regulations and Con. Com. approval.

Sewer Permit No.	COMMENTS - DEPARTMENT USE ONLY
Sanitary Permit No. (Title V)	
Highway Dept. Permit	
Fire Dept. Permit	
Water District Permit	
CONTRACTOR LICENSING INFORMATION	
Construction Supervisor License No. <u>70861</u>	
Date of Expiration <u>01/01/2018</u>	
Home Improvement Contractor No. <u>110909</u>	
Date of Expiration <u>11/9/2016</u>	

A. I hereby certify under penalty of perjury that I carry Workers' Compensation Insurance Coverage.

Signature: Saade Barbar

Name of Insurance Company: Travellers

Policy Number: IFUB-2907x Expiration Date: 01/10/2017

B. I do not carry Workers' Compensation Coverage as I am an unincorporated sole proprietorship with no employees, using other self-employed sub-contractors for all work.

Signature _____

OPTIONAL

APPENDIX B - Special Permit Considerations

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

N/A

- 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.

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

- 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.

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

Class I flammable liquids are processed or handled. Uncontaminated air, such as outdoor air or transfer air, must be distributed to dilute and disperse vapors over the entire solid floor area and then discharge them to a safe location outside the building. A ventilation rate of 1 cfm/ft² [0.00508 m³/(s · m²)] is required.

502.13 Public garages. Mechanical exhaust systems for public garages, as required in Chapter 4, shall operate continuously or in accordance with Section 404.

❖ This section applies to parking garages and does not apply to repair garages. As a means of conserving energy, ventilation systems for enclosed public parking garages are allowed to modulate between full capacity and the minimum capacity specified in Section 404.2. This modulating operation must use approved detection devices that are capable of detecting the operation of vehicles in the garage. This section is intended to apply to parking garages for vehicles such as automobiles, buses and fleet vehicles (see commentary, Section 404).

502.14 Motor vehicle operation. In areas where motor vehicles operate, mechanical ventilation shall be provided in accordance with Section 403. Additionally, areas in which stationary motor vehicles are operated shall be provided with a *source capture system* that connects directly to the motor vehicle exhaust systems.

Exceptions:

1. This section shall not apply where the motor vehicles being operated or repaired are electrically powered.
2. This section shall not apply to one- and two-family dwellings.
3. This section shall not apply to motor vehicle service areas where engines are operated inside the building only for the duration necessary to move the motor vehicles in and out of the building.

❖ In repair garages, parking garages, warehouses, vocational shops and similar locations where internal combustion engines are operated, engine exhaust contamination can accumulate. To prevent the accumulation of harmful contaminants, these spaces must have mechanical ventilation as prescribed in Section 403. For example, Table 403.3 specifies an exhaust rate of 0.75 cfm/ft² [0.00381 m³/(s · m²)] for repair garages. This section requires mechanical ventilation to be provided and Note b of Table 403.3 specifically requires mechanical exhaust where it is indicated for an occupancy in Table 403.3. The intent is to contain the contaminants in that occupancy, thus preventing the contaminants from migrating or being transferred to other occupancies.

It should be noted that Note b does not permit the recirculation of the minimum required amount of ventilation air to any other occupancies (see commentary, Section 403.2.1). For example, where an air-handling unit serves both a repair garage and the sales floor of a car dealership, recirculation of air from the repair

garage to the sales floor is not permitted. Note that if the air-handling unit served only the repair garage, then air could be recirculated through the unit and back to the repair garage for the purpose of conditioning the space.

In addition to mechanical ventilation being required for the space, a source capture system is required where stationary motor vehicles operate. A source capture system is defined as a mechanical system designed to capture the contaminants at their source and discharge them to the outdoor atmosphere. The source capture system must connect directly to the vehicle's exhaust system.

A number of repair garages have large overhead doors to permit the movement of vehicles in and out of the service area. Because of the size of the overhead doors, these spaces usually meet the requirements for natural ventilation in Section 402.2 of the code. Note that this section, in conjunction with Section 401.6 of the code and Section 1203.4.2 of the IBC, requires installation of a mechanical exhaust system in spaces where motor vehicles operate. Therefore, a repair garage must be mechanically ventilated; providing natural ventilation is not an acceptable option. Note that Exception 3 would not require mechanical ventilation where the engines are operated inside the building only for the duration necessary to move the vehicles in and out (see commentary for Exception 3).

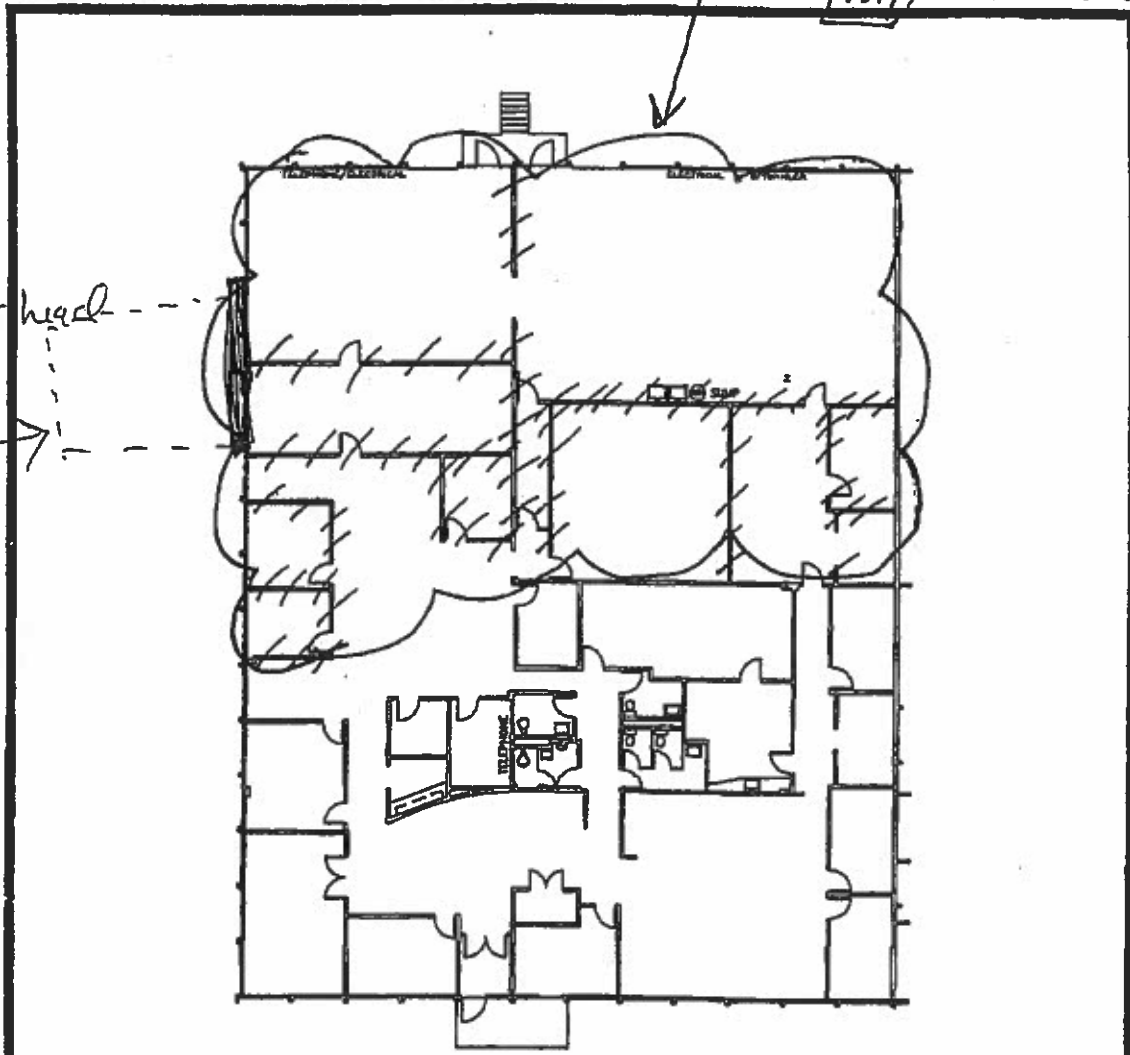
The requirement for repair garages to have mechanical exhaust also requires an approximately equal amount of makeup air to be provided (see commentary, Section 501.3). It is not uncommon for repair garages to have exhaust fans in the exterior wall of a garage. When the outdoor temperature permits, this exhaust is usually intended to provide ventilation by exhausting the air in the garage while the outdoor makeup air enters through the open overhead doors or motorized wall louvers that simultaneously operate with the exhaust fans. It should be noted that while this system might be sized to provide the required 0.75 cfm/ft² [0.00381 m³/(s · m²)] of exhaust when the outdoor temperature is moderate, this system may see little use during colder temperatures, especially in more northern climates. For this system to be acceptable, the method to heat the incoming makeup air must be indicated (i.e., the heating system must have sufficient capacity to perform such a task).

Motor vehicle operation would also include forklifts, with an internal combustion engine, in a warehouse. Note that the code does not have any specific requirements that address a method to deal with the exhaust from forklifts operating in a warehouse. Lacking any specific requirements, the mechanical exhaust system required for a public parking garage is the closest occupancy in Table 403.3. A public parking garage requires 0.75 cfm/ft² [0.00381 m³/(s · m²)] of floor area of outdoor and exhaust air, which would be a substantial amount of air in a large warehouse. In lieu of providing 0.75 cfm/ft² [0.00381 m³/(s · m²)] of outdoor and

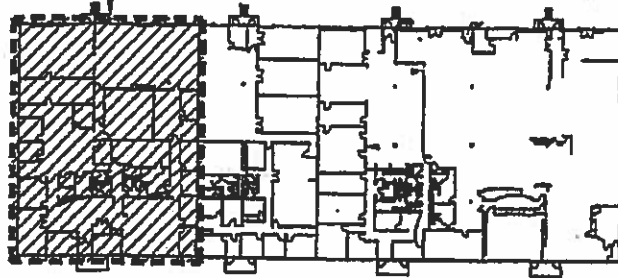
FIGURE C

☁ — RAISES sprinkler heads,
lights, duct work & Dem
Ceiling
[Hatched Box] — Demo walls

ADD overhead
Door +
built up
ramp



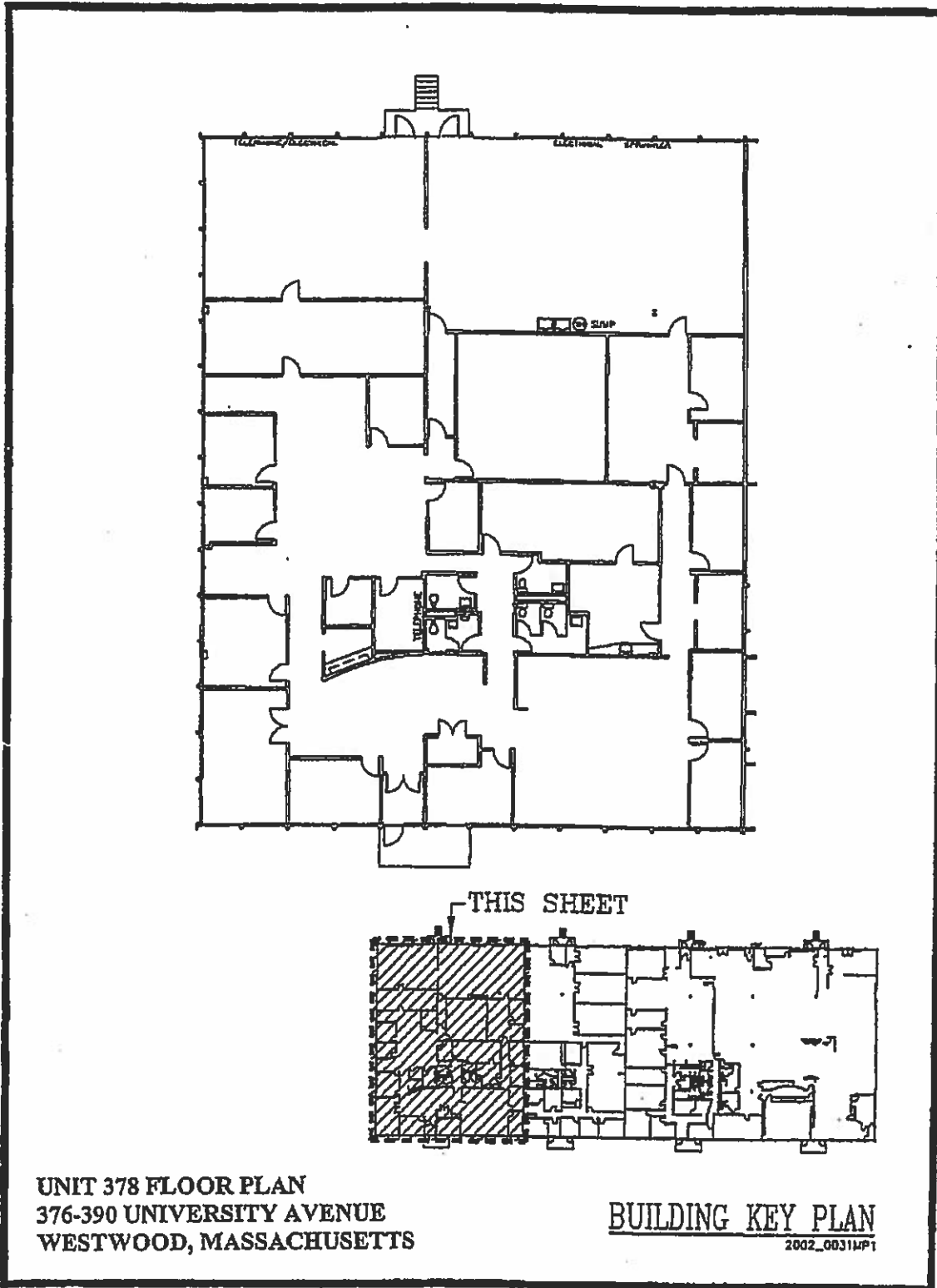
THIS SHEET



UNIT 378 FLOOR PLAN
376-390 UNIVERSITY AVENUE
WESTWOOD, MASSACHUSETTS

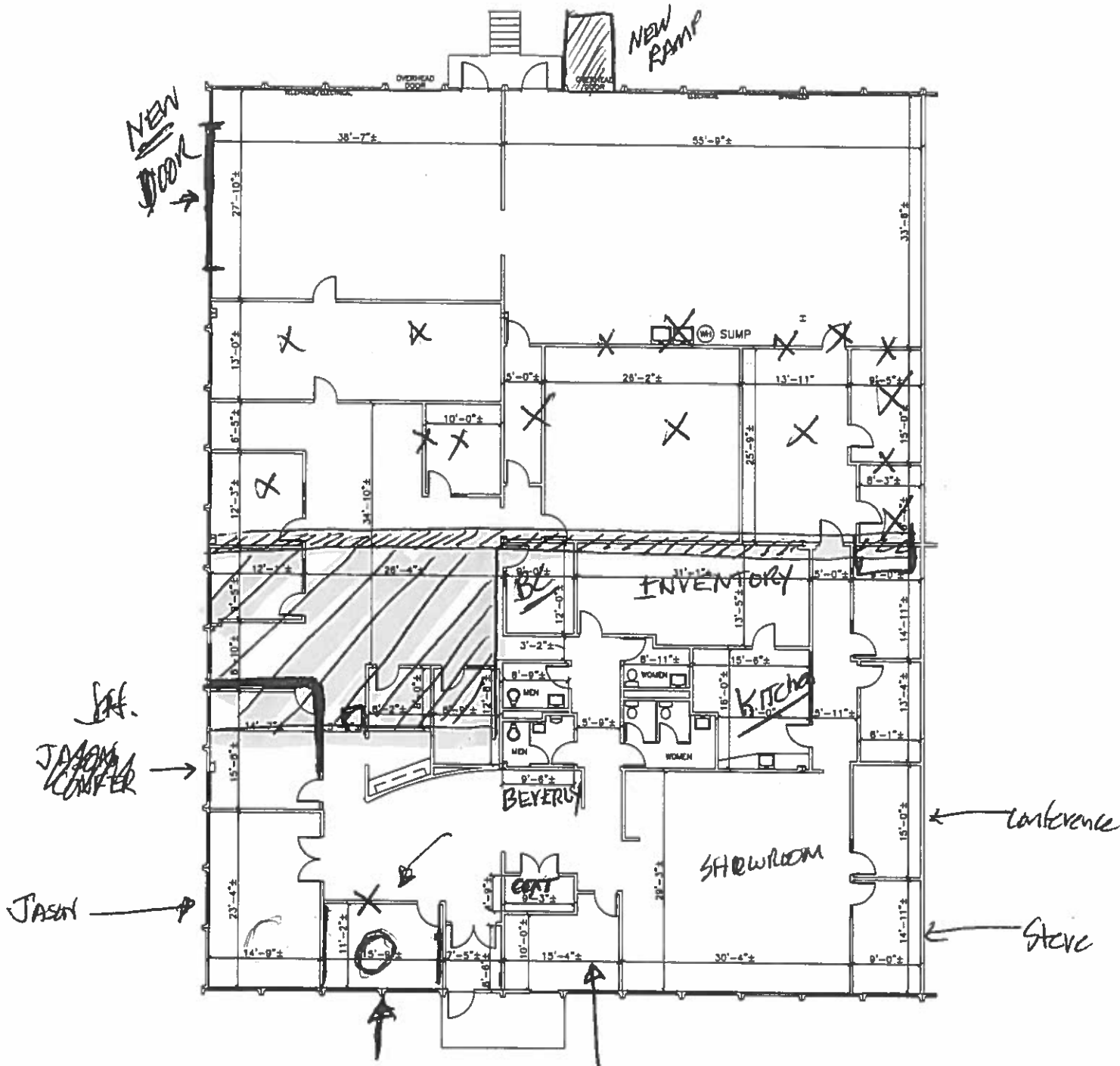
BUILDING KEY PLAN
2002_0031MP1

EXHIBIT B

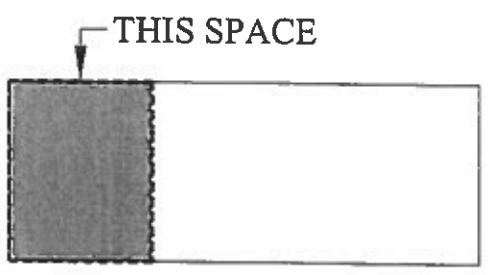


UNIT 378 FLOOR PLAN
376-390 UNIVERSITY AVENUE
WESTWOOD, MASSACHUSETTS

BUILDING KEY PLAN
2002_0031MP1

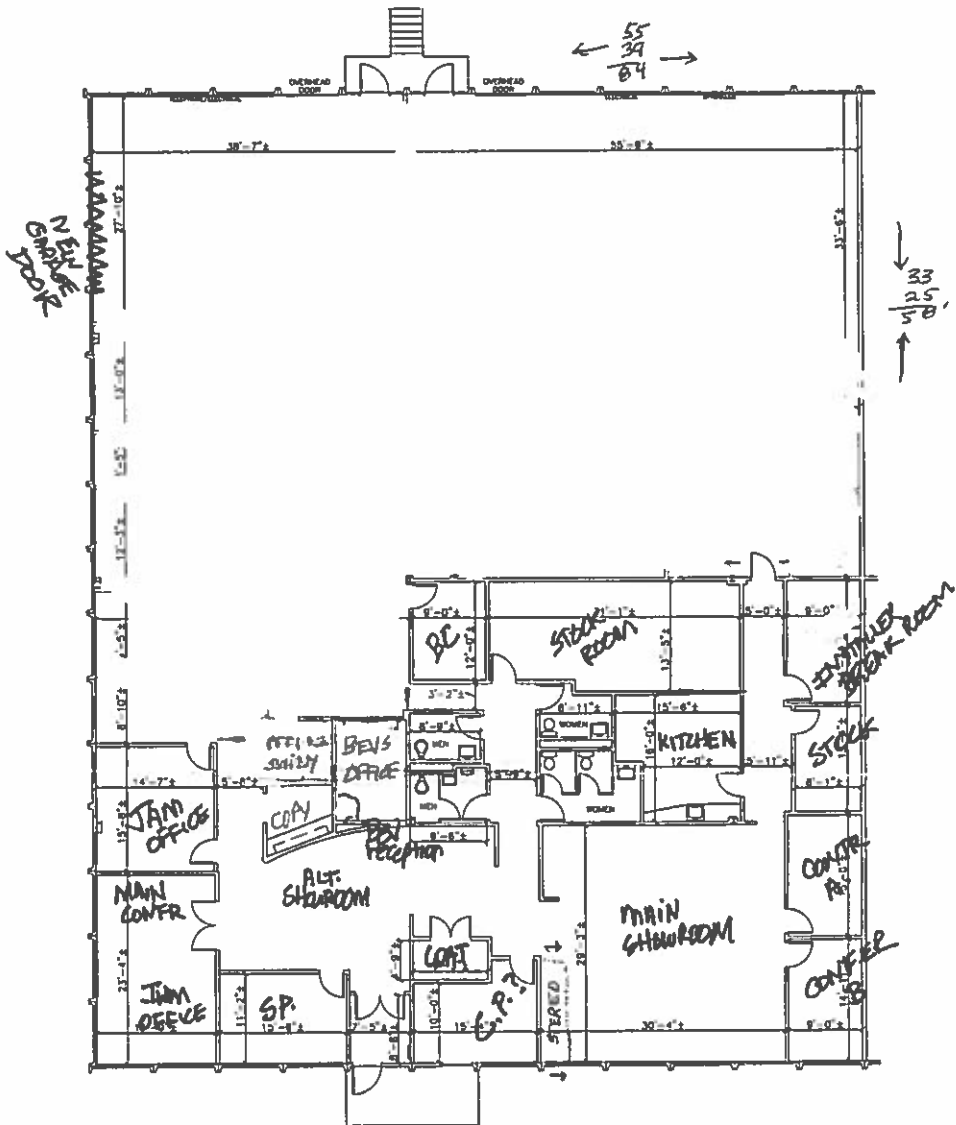


NOTE: ALL ROOM DIMENSIONS ARE APPROXIMATE

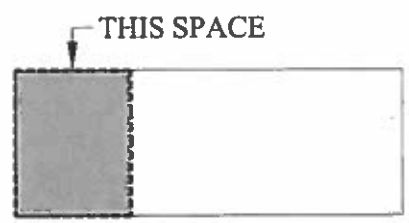


EXISTING FLOOR PLAN
 378 UNIVERSITY AVENUE
 WESTWOOD, MASSACHUSETTS

BUILDING KEY PLAN



NOTE: ALL ROOM DIMENSIONS ARE APPROXIMATE



EXISTING FLOOR PLAN

378 UNIVERSITY AVENUE
WESTWOOD, MASSACHUSETTS

2016_0276MP1 5/19/2016

BUILDING KEY PLAN