

Town of Westwood
Commonwealth of Massachusetts

David W. Krumsiek, Chairman
John F. Lally
David M. Belcher



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ZONING BOARD OF APPEALS

APPLICANT: NSTAR Electric d/b/a Eversource Energy
247 Station Drive (fka One NStar Way)
Westwood, MA 02090

PROPERTY OWNER: NSTAR Electric d/b/a Eversource Energy
107 Selden St.
Berlin, CT 06037

PROPERTY LOCUS: 247 Station Drive (fka One NStar Way)
Westwood, MA 02090
Assessor's Map 37, Lot 008

2018 MAY 14 P 4: 25
TOWN CLERK
TOWN OF WESTWOOD

BACKGROUND AND PROJECT SUMMARY

The Applicant submitted an application for a minor modification to the previously approved Special Permit approval, which was originally granted by the Zoning Board of Appeals on September 27, 2017 for the construction of eighteen (18) ground mounted solar canopy structures within the parking areas at 247 Station Drive. The approval from September 27, 2017 was granted pursuant to Section 4.3.2.7 for Accessory Uses, Ground Mounted & Other Solar. The modified plan results in the construction of four (4) solar canopies and all other aspects of the original proposal remain the same. The purpose of this minor modification request is to reduce the number of solar canopies from the originally approved eighteen (18) to four (4) canopy structures. The only modification associated with this request is to alter the size of the project by reducing the number of solar canopy structures from eighteen (18) to four (4) to be located in the northerly parking area.

FINDINGS

The Board considered the request at a duly noticed meeting on April 25, 2018 and finds the request to be minor and not requiring a new special permit application.

APPLICATION AND PLANS

The Zoning Board of Appeals evaluated the request for the Special Permit Minor Modification of the September 27, 2017 Special Permit approval, which application was filed by or on behalf of the Applicant in the Office of the Zoning Board on April 10, 2018, and the following related submissions ("Project"):

1. Plan entitled "Solar Canopy for Conti At Westwood 1 NSTAR Way Westwood, MA 02090", prepared by RBI Structural of Cincinnati, OH; prepared for CONTI, dated January 26, 2018 (14 sheets).


2. Revised planting plan entitled “Planting Plan Sheet L2.00 and Site Preparation & Demolition Plan” dated April 19, 2018.
3. Application for Minor Modification Request for reduction in scale of solar canopy project in a letter from Brian Tracey of Brightfields Development, LLC on behalf of Eversource Energy dated April 10, 2018.

DECISION


At a meeting on April 25, 2018, the Zoning Board of Appeals evaluated the Application request, and did this day by a vote of three (3) in favor and none (0) opposed, voted to *approve* the Minor Modification from Brightfields Development on behalf of Eversource as shown on the submitted modified plans revised January 16, 2018 and April 19, 2018.



WESTWOOD ZONING BOARD OF APPEALS



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4/25/2018
Date

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