

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
378 University Avenue – Osprey Wireless Inc.
September 28, 2016

APPLICANT: Jeffrey Maron
Osprey Wireless, Inc.
895 Providence Highway
Norwood, MA 02062

PROPERTY OWNER: Uniave Two, LLC
116 Flanders Road, Suite 2000
Westborough, MA 01582

PROPERTY LOCUS: 378 University Avenue
348-410 University Avenue
Assessor's Map 38, Lot 012

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BACKGROUND AND PROJECT SUMMARY

The Applicant proposes interior renovations for retail sales and installation of car and truck accessories to locate in the ~11,000 SF space in the multi-tenant building at 378 University Avenue, Westwood, MA 02090. Proposed exterior alterations include the installation of a 14 ft. x 12 ft. overhead garage door on the north side of the building and a 15 ft. wide drive to access the door that will remove two parking spaces.

The property is located in the Industrial zoning district (I) and located in the AAOD (Access Approval Overlay District) and FMUOD-1 (Flexible Multiple Use Overlay District). Said facility use for Motor Vehicle General Repairs and Body Repair is permitted in the I zone by grant of a Special Permit from the Zoning Board of Appeals, pursuant to Section 4.1.5.9 and is subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposed alterations have been reviewed by the Building Commissioner and found to be minor in nature. As such, the proposed alterations are subject to Administrative EIDR review and approval by the Town Planner pursuant to Sections 7.3.6 of the Zoning Bylaw.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicants and their representatives, and having considered the technical analysis, and all supplemental information, the Town Planner makes the following findings:

1. On August 25, 2016, an incomplete application was partially filed by Osprey Wireless, Inc., pursuant to Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application"). The remaining required

application materials were fully submitted on September 7, 2016 and were the Application was then considered complete on September 7, 2016.

2. On September 28, 2016 the Application was forwarded to the Building Commissioner for review and consideration of Administrative Environmental Impact & Design Review (EIDR) Approval pursuant to Section 7.3.6 of the Westwood Zoning Bylaw.
3. On September 28, 2016, the Building Commissioner determined that the proposed alterations were minor in nature, and that the Application would be subject to review and approval by the Town Planner pursuant to Sections 7.3.6 of the Zoning Bylaw.
4. On September 28, 2016, the Town Planner reviewed the Application and found the same to be complete for the purpose of Administrative EIDR review.
5. The subject property consists of approximately 9.94 acres located at 348-410 University Avenue and is shown as Map 32, Lot 012 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property"). The property contains three multi-tenant buildings and a total of 395 off-street parking spaces with 38 available to Osprey Wireless. The proposed parking spaces are sufficient to meet the minimum parking requirements of Section 6.1 of the Westwood Zoning Bylaw (14 required, 38 provided).
6. The property received EIDR approval from the Planning Board on August 30, 1999 for parking lot and site improvements. The approved landscape plan entitled "Land Court Lot 61 Landscape Plan and Section Westwood, MA" dated June 30, 1999, prepared by The Garden Arts of Weston and Norwood Engineering was violated in 2016 when the trees and plantings along University Avenue were removed. A condition of the 1999 EIDR approval is that any landscaping that does not survive shall be replaced with exact or similar species.
7. The Zoning Board of Appeals voted to issue a Special Permit with conditions for the Motor Vehicle General Repairs & Body Repair use to Osprey Wireless, Inc. on September 21, 2016. This EIDR approval is contingent upon Zoning Board's approval for the use.
8. The Applicant proposes interior renovations for the retail sales and installation of car and truck accessories in the ~11,000 SF space of the multi-tenant building at 378 University Avenue, Westwood, MA 02090. Proposed exterior alterations include the installation of a 14 ft. x 12 ft. overhead garage door on the north side of the building and a 15 ft. wide drive that will remove two parking spaces to access the door on the north side of the building. There is an existing loading dock on the back of the building on the east side that may service vehicles.
9. The property is located in the I Zoning District. The proposed alterations to the existing building are permitted subject to an EIDR (Environmental Impact Design Review) Approval, pursuant to Sections 7.3 of the Westwood Zoning Bylaw.
10. The Project, as modified by the conditions of this decision, will not be detrimental to the Town or to the general character or visual appearance of the surrounding residential properties, and will be consistent with all applicable standards set forth in Section 7.3.8 of the Westwood Zoning Bylaw.

DECISION

The Town Planner hereby submits an Administrative Environmental Impact and Design Review (EIDR) **Approval** pursuant to Sections 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor and the following related submissions filed by or on behalf of the Applicants in the Office of the Planning Board on September 7, 2016:

1. Plan set entitled "Proposed Driveway Plan, Located at 376 University Avenue, Westwood, MA", prepared by Alpha Omega Engineering Inc., prepared for Osprey Inc., dated August 29, 2016, received by the Planning Department on September 1, 2016.
2. Plans entitled "Plans Prepared by Design by Sami LLC, 378 University Avenue, Westwood, MA", prepared by Sami E. Kassis, containing sheet S-1 and S-2, dated September 7, 2016.
3. EIDR Application and Narrative prepared by Jeffrey Maron dated August 16, 2016.
4. Photographs taken by Planning Staff, August 2016.
5. Plan entitled "Land Court Lot 61, Proposed Parking Plan, 348-410 University Avenue, Westwood, Mass.", prepared by Norwood Engineering, Co., Inc. dated March 1, 1999, and revised through April 29, 1999.
6. Electronic Mail from property manager/owner, Chuck McQuade, to Abigail McCabe, dated August 24 and 31, 2016.
7. Parking summary letter from George Walsh, to Westwood Building Department, dated September 26, 2013.
8. Landscape plan entitled "Land Court Lot 61, Landscape Plan and Section, Westwood, MA", prepared by The Garden Arts of Westwood and Norwood Engineering Co, Inc., and dated June 30, 1999.

All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

CONDITIONS

The foregoing approval is issued to the Applicant for the aforementioned project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, and with all conditions of prior approvals, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. A final proposed landscape plan shall be submitted to the Town Planner for review and approval. The landscape plan shall consist of at least six (6) trees along University Avenue with a minimum of a three (3) inch caliper at the time of planting for consistency with the approved 1999 landscape plan. The landscape plan shall include a planting legend with the plant species, sizes, and number of plantings and shall be located to minimize interference with the drainage easement. Landscaping shall be installed prior to the issuance of the Certificate of Occupancy for Osprey Wireless, Inc.

3. Landscaping shall be maintained in a healthy growing condition and any plantings that do not survive shall be replaced in kind within a reasonable period of time. All plant materials shall be arranged and maintained so as not to obscure the vision of traffic.
4. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board such as the Zoning Board of Appeals, committee, or agency of the Town of Westwood or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A § 9 and all applicable Planning Board rules and regulations.
5. Applicant shall promptly repair any damage which Applicant causes to sidewalks, street pavement, signs or other fixtures or features within the public right of way, after obtaining permission from the Town. Such repairs shall be performed to Town of Westwood standards.
6. This EIDR Approval shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant thereof. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant. In the case of the EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial progress of approved vertical construction activity.
7. Any alterations, modifications, deletions or amendments to the EIDR Approval shall be done in accordance with the requirements of M.G.L. Chapter 40A § 9.
8. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.



Abigail McCabe
Town Planner

DATED: September 28, 2016

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