

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**ADMINISTRATIVE APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR)
800 Clapboardtree Street – Xaverian Brothers High School
October 13, 2016**

**APPLICANT &
PROPERTY
OWNER:** Xaverian Brothers High School, Inc.
800 Clapboardtree Street
Westwood, MA 02090

**PROPERTY
LOCUS:** Assessor's Map 23, Lot 003

BACKGROUND AND PROJECT SUMMARY

The Applicant proposes to install a 266 kW solar array on the roof of the existing gymnasium building at Xaverian Brothers High School located at 800 Clapboardtree Street, Westwood, MA 02090.

The property is located in the SRE (Single Residence E) Zoning District. Said facility use is permitted in the SRE zone upon the issuance of a Special Permit from the Zoning Board of Appeals, pursuant to Section 4.1.7.5 [Large Scale Solar] and subject to Environmental Impact Design Review (EIDR) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw.

The proposal for the roof top solar array has 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 September 27, 2016, an application was filed by Xaverian Brothers High School Inc., pursuant to Section 7.3 [Environmental Impact and Design Review] of the Westwood Zoning Bylaw with the Westwood Planning Board (hereinafter "Application"). The Town Planner reviewed the application and considered it complete on September 27, 2016.
2. On October 6, 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 October 6, 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.

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4. The subject property consists of approximately 24 acres located at 800 Clapboardtree Street and is shown as Map 23, Lot 003 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
5. The Applicant has filed a Special Permit Application under Section 4.1.7.5 of the Zoning Bylaw for Large Scale Solar with the Zoning Board of Appeals. The public hearing is scheduled to open on October 19, 2016.
6. The Applicant proposes to install 322 kWdc/266 kWac solar photovoltaic system on the roof of the gymnasium building at 800 Clapboardtree Street, Westwood, MA 02090. The proposal solar array will lie relatively flat on the roof and be set back ~4.4 ft. from the roof's edge.
7. The property is located in the SRE Zoning District. The proposed solar array is permitted subject to an EIDR (Environmental Impact Design Review) Approval, pursuant to Section 7.3 of the Westwood Zoning Bylaw and subject to issuance of a Special Permit from the Zoning Board of Appeals for Large Scale Solar, pursuant to Section 4.1.7.5 of the Zoning Bylaw. This EIDR approval is contingent upon Zoning Board's approval for the use.
8. 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 27, 2016:

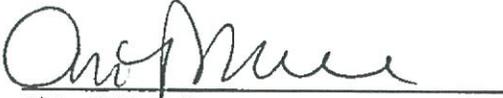
1. Plan set entitled "As-Built Survey, Xaverian Borthers High School", prepared by Welch Associates Land Surveyors, Inc., dated Januar 23, 2015, Sheets 1-4.
2. Roof plans entitled "Xaverian Brothers High School, 800 Clapboardtree St. Westwood, MA", prepared by MBC Engineering LLC and Mass American Energy, LLC, dated September 8, 2016 consisting of three sheets: "Roof Mounted PV Layout Plan PV-1", "Roof Mounted PV Proposed Layout PV-2", "Roof Mounted PV Framing Details PV-3".
3. Renderings of Proposed Solar Photovoltaic Installation for Xaverian Brothers High School
4. EIDR Application prepared by Xaverian dated September 26, 2016, received by the Planning Board and Town Clerk on September 27, 2016.

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. This EIDR approval is subject to grant of a Special Permit for the Large Scale Solar use from the Zoning Board of Appeals.
3. The Applicant is responsible for filing a permit with the Westwood Building Department.
4. 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: October 13, 2016

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