

Merrikin Engineering, LLP

Consulting Engineers

730 MAIN STREET
SUITE 2C

MILLIS, MA 02054

January 13, 2016

Westwood Planning Board
50 Carby Street
Westwood, MA 02090

Ref: Earth Material Movement
Special Permit Application
Lot 1 - Mill Street

Dear Members of the Planning Board:

In accordance with Section 7.1 of the Westwood Zoning Bylaw and on behalf of the applicant, Phillip Eramo, we are pleased to submit the enclosed application for a Special Permit to allow the movement of earth material in excess of 200 cubic yards associated with the construction of a new single family home and pool located at Lot 1 Mill Street. Please find the following enclosed in support of the application:

- Eleven copies of the submittal package which includes a fully executed Application Form and a variety of supporting information and attachments;
- Eleven Site Plans (11- 11 x17 and 4 full-size copies of the plan); and
- A check in the amount of \$750.00 payable to the Town of Westwood for the application fee.

Please do not hesitate to contact me if you have any questions or comments.

Sincerely,

MERRIKIN ENGINEERING, LLP

Daniel J. Merrikin P.E.
Partner

cc: File
Phil Eramo (by email)

EARTH MATERIAL MOVEMENT
SPECIAL PERMIT APPLICATION

FOR

LOT 1 MILL STREET
WESTWOOD, MA

NEW SINGLE FAMILY HOME

January 13, 2016

PREPARED BY:
MERRIKIN ENGINEERING, LLP
CONSULTING ENGINEERS
730 MAIN STREET, SUITE 2C
MILLIS, MA 02054

PREPARED FOR:
PHILLIP ERAMO
77 MILL STREET
WESTWOOD, MA 02090

TABLE OF CONTENTS

TABLE OF CONTENTS2

Westwood Planning Board Application for Hearing 3

APPENDIX A: Building Commissioner Determination 4

APPENDIX B: Earthwork Report 5


APPENDIX C: Lot 1 Mill Street Site Plan of Land in Westwood, MA" Dated July 17, 2015, Revised
December 19, 2015, Prepared by Merrikin Engineering, LLP6

WESTWOOD PLANNING BOARD APPLICATION FOR HEARING

WESTWOOD PLANNING BOARD APPLICATION FOR HEARING

1. Requested Approval(s): Sections 7.1. Earth Material Movement
2. Brief Narrative of Proposal:
See attached Appendix B
3. Address/Location of Property Subject to Hearing: Lot 1 Mill Street
4. Assessor's Map and Parcel Number(s): Map 19, Lot 023
5. Size of Parcel: 27, 675 S.F.
6. Name of Applicant: Eramo Building & Property Co LLC
7. Applicant's Mailing Address:
77 Mill Street
Westwood, MA
8. Applicant's Telephone: (H) n/a (W) _____
9. Applicant's E-Mail Address: _____
10. Applicant is: Owner ___ Tenant ___ Licensee ___ Prospective Purchaser ___ Other X
11. Name of Property Owner(s):
Edward Buonato
12. Property Owner's Mailing Address:
68 Willow St.
Westwood, MA
13. Deed Recorded in:
 - a. County Registry of Deeds, Book _____ Page _____
 - b. Registry District of the Land Court, Certificate Number CTF #191908 LC DOC #1338864
Page _____ Book _____
14. Has any Application ever been filed with the Planning Board regarding this Property?
Yes, When? _____
X No
15. Has the Lot been surveyed by a Registered Land Surveyor?
X Yes, When? 9/25/15
No

The Applicant hereby requests a public hearing before the Westwood Planning Board and consents to pay for the cost of all legal advertisements required by the Zoning Bylaw and/or Planning Board Rules and Regulations, which will be billed directly to the Applicant by the newspaper at a later date. The Applicant also consents to pay for all costs required pursuant to applicable sections of the Westwood Zoning Bylaw and/or Planning Board Rules and Regulations, unless expressly waived by the Planning Board, including all project review fees, inspection fees, and costs associated transcription, in addition to all other fees, expenses and costs in connection with the Planning Board's review and evaluation of this Application.

Signed:  Manager Eramo Bldg & Property LLC.
Applicant (or Agent) Signature
PHILIP Eramo Manager
Printed Name of Applicant

Signed: 
Property Owner(s) of Record Signature(s)
ED Buonato
Printed Name(s) of Property Owner(s) of Record

Date: 12-21-15

Payments Received:	Application Fee:	\$ <u>750.00</u>
	Project Review Fees: (if applicable)	\$ _____
	Inspection Fees: (if applicable)	\$ _____
	Other Fees: (if applicable)	\$ _____

APPENDIX A: BUILDING COMMISSIONER DETERMINATION



**TOWN OF WESTWOOD
BUILDING DEPARTMENT**
50 CARBY STREET
WESTWOOD, MA 02090

BUILDING INSPECTOR
Joseph F. Doyle, Jr.
jdoyle@townhall.westwood.ma.us

ADMINISTRATIVE CLERK
Susanne T. Hogan
shogan@townhall.westwood.ma.us
781-320-1091
Fax 781-407-5855

December 11, 2015

Mr. Edward Buonato
68 Willow Street
Westwood, MA 02090

Re: Lot #1 Mill Street, Westwood, MA

Mr Buonatto,

I am in receipt of a letter from Phil Eramo of Eramo Building and Property, LLC in response to my letter to you dated December 2, 2015. The letter fails to address my concerns or supply documentation as requested. It is clear to me from a recent site visit and review of the plot plan submitted with the application to construct a home at this address that you do not qualify for an exemption from Section 7.1, Earth Material Movement, of the Town's Zoning Bylaws. Section 7.1.8.3 clearly states that the export or regrading of earth material may not exceed the quantity displaced by the portion of the structure, building, driveway and pathways below finished grade. In addition your topographic plot plan indicates that grade changes have been or will be changed by as much as ten feet.

You are hereby ordered to cease and desist all import & export of earth materials and regrading of the property commonly known as Lot #1 Mill Street and to make application to the Town's Planning Board for a special permit under Section 7.1, Earth Material Movement.

In addition please confirm, in writing, that Mr. Phillip Eramo and Eramo Building and Property, LLC are authorized to act as your agent in this matter.

If you have questions, do not hesitate to contact my office at the above number.

Respectfully,

Joseph F. Doyle, Jr.
Building Commissioner

Enclosures: Section 7.1.1
Section 7.1.8.3

CC: Town Counsel
Town Planner
DECD
Eramo Building & Property, LLC

APPENDIX B: EARTHWORK REPORT

This earthwork summary presents analysis of the single-family house lot known as Lot 1 Mill Street as depicted on a plan entitled "Lot 1 Mill Street, Site Plan of Land in Westwood, MA" prepared by Merrikin Engineering, LLP with an original date of July 17, 2015 and a revised date of December 19, 2015.

EXISTING CONDITIONS

The site has been historically wooded. After a decision by the Zoning Board concluded that Lot 1 was buildable, the applicant cleared the lot and began earthwork activities associated with preparing the site for the proposed single-family dwelling, driveway and pool. The site includes a hill and contains weathered bedrock outcrops with soil overburden which varies in thickness. At present, the site is partially disturbed and partially wooded.

EARTHWORK MATERIAL AND QUANTITIES

The site includes a hill with a weathered bedrock core and overburden soils including topsoil, subsoil, and glacially deposited soils. Given the extent of the hillside on the site and the need to maintain reasonable driveway slopes, the vast majority of site earthwork involves lowering existing grades at and near the top of the hill. Our cut-fill analysis concludes the following:

- Disturbed Area: ~22,000 s.f.
- Total Volume of Earth to be Removed from the Site: 3,250 c.y. in-place volume (3,750 c.y. including 15% expansion factor).

As a result of the activity which has already occurred, a portion of the above has already been removed from the site using the methodologies described below. The remainder of the earthwork will occur in the same manner.

CONSTRUCTION METHODOLOGIES

Topsoil, subsoil, and glacial soil to be removed from the site will be excavated with appropriate equipment, temporarily stockpiled on-site as needed, loaded into dump trucks and removed from the site via Mill Street. Erosion controls and limit of work demarcations are in-place around the perimeter of the disturbance and will remain until the site is fully stabilized.

Portions of the house foundation, pool, yard area and utility systems will fall within bedrock deposits. Bedrock removal will be by either 1) ripping weathered features with an excavator bucket, 2) hammering with an excavator-mounted hammer, or 3) blasting. Given the state of sitework and the conditions thus far encountered, blasting is not expected to be needed, but if it is, it will be done in accordance with the requirements of the Fire Department.

Once the sitework is nearly complete, the site will be finish-graded and paved or loamed and seeded (as appropriate). Once newly established lawn areas are fully vegetated, erosion controls will be removed.

STORMWATER MANAGEMENT

Although not required by the DEP Stormwater Management Standards, the proposed lot development includes the construction of underground stormwater infiltration systems for both roof and driveway runoff. This will serve to mitigate runoff from the post-construction condition of the site.

APPENDIX C: LOT 1 MILL STREET
SITE PLAN OF LAND IN WESTWOOD,
MA” DATED JULY 17, 2015, REVISED
DECEMBER 19, 2015, PREPARED BY
MERRIKIN ENGINEERING, LLP

ZONING REQUIREMENTS:

- MIN. LOT AREA: 40,000 S.F. PROVIDED: 27,675 S.F. (GRANDFATHERED)
- MIN. LOT FRONTAGE: 125' PROVIDED: 100' (GRANDFATHERED)
- MIN. LOT WIDTH: 125' PROVIDED: 100' (GRANDFATHERED)
- MIN. NON-WETLAND AREA: 12,000 S.F. (LOT PREDATES UPLAND REQUIREMENT)
- MIN. FRONT SETBACK: 40' PROVIDED: 68.0'
- MIN. SIDE SETBACK: 20' PROVIDED: 23.0'
- MIN. REAR SETBACK: 30' PROVIDED: 153.6'
- MAX. BUILDING COVERAGE: 25% PROVIDED: 6.2%
- MAX. IMPERVIOUS COVERAGE: 50% PROVIDED: 18%±

GENERAL NOTES:

- EXISTING UTILITY INFORMATION IS APPROXIMATE ONLY AND BASED ON VISIBLE SURFACE FEATURES AND AVAILABLE RECORD PLANS. CONTRACTOR SHALL VERIFY ALL UTILITY CONDITIONS.
- CONTRACTOR SHALL CONTACT DIGSAFE PRIOR TO ANY EXCAVATION ACTIVITY.
- ARCHITECT SHALL VERIFY BUILDING HEIGHT REQUIREMENTS OF THE ZONING BYLAW.
- WETLANDS EVALUATED AND FLAGGED BY BOTANIST RUSSELL WADRON ON APRIL 15, 2015.

GRADING NOTES:

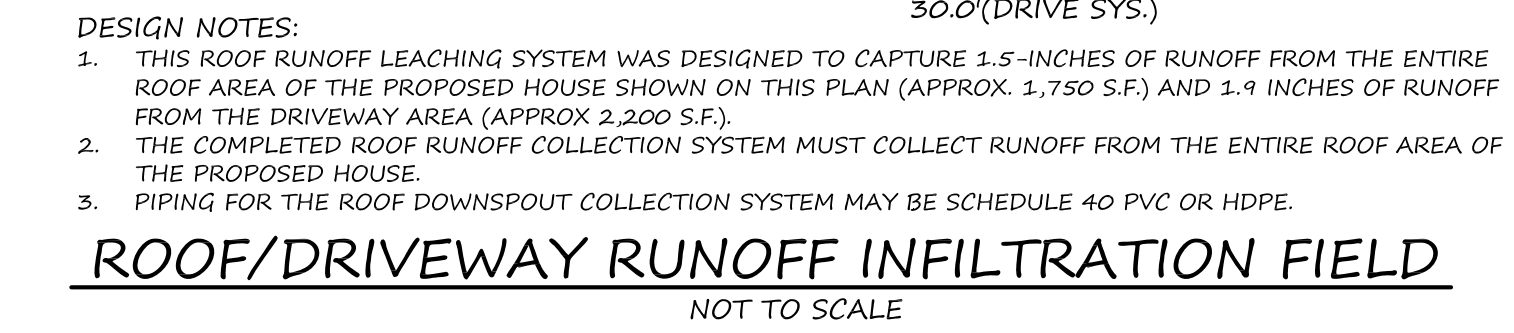
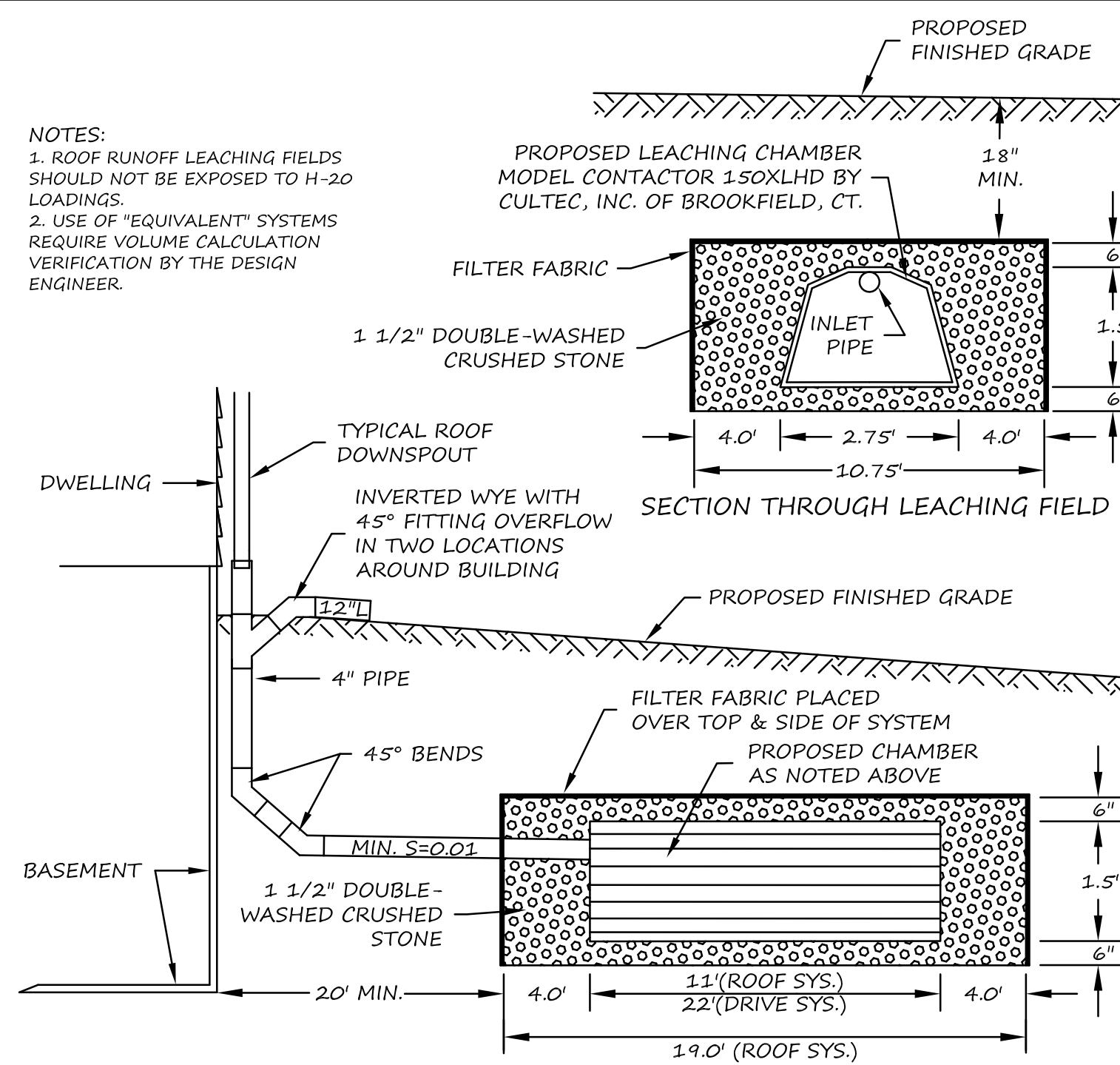
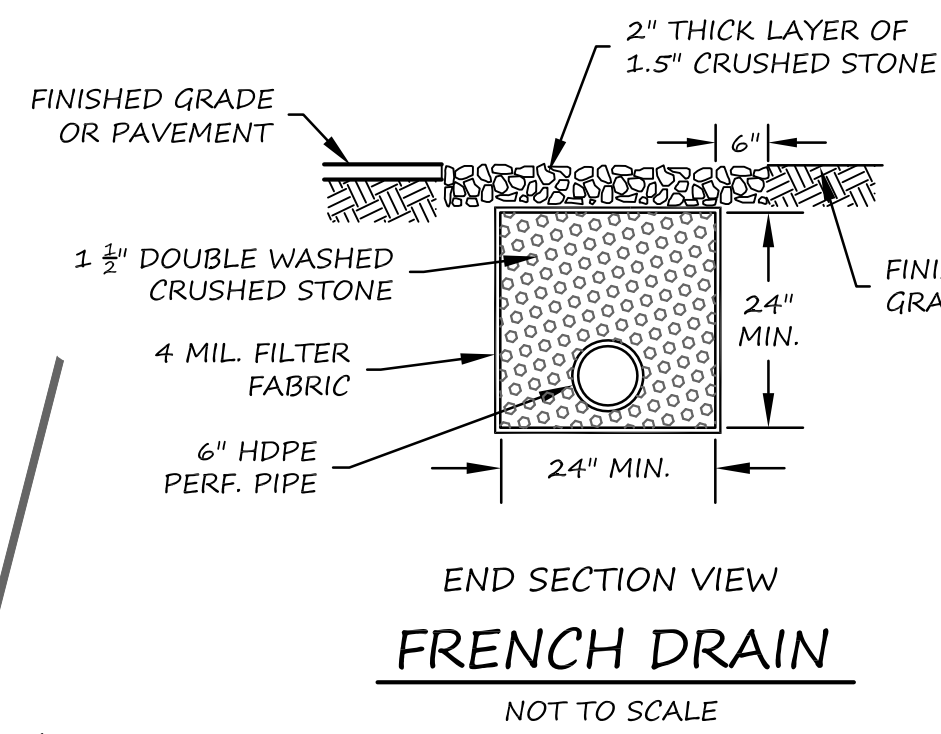
- MERRIKIN ENGINEERING RECOMMENDS THE USE OF FOUNDATION DRAINS.

CONSERVATION NOTES:

- EROSION CONTROLS AND THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR CLEARING AND SHALL BE MAINTAINED IN GOOD CONDITION UNTIL THE SITE IS FULLY STABILIZED.

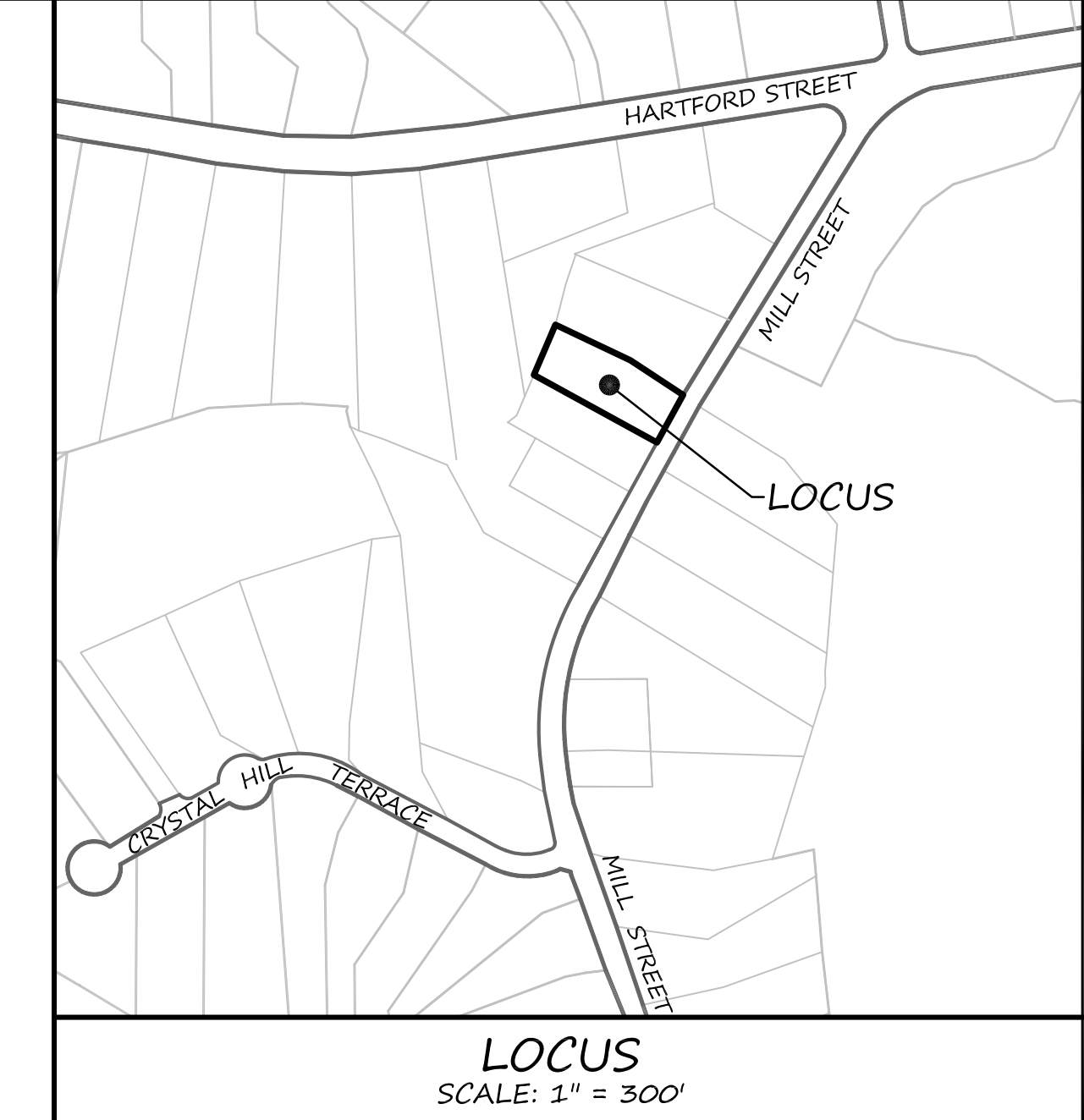
CERTIFICATION:

- I CERTIFY THAT THE STRUCTURES SHOWN ON THIS PLAN CONFORM TO THE TOWN OF WESTWOOD ZONING REQUIREMENTS FOR LOT COVERAGE AND SETBACKS AND THAT THEY DO NOT LIE WITHIN THE FLOOD PLAIN.



DESIGN NOTES:

- THIS ROOF RUNOFF LEACHING SYSTEM WAS DESIGNED TO CAPTURE 1.5-INCHES OF RUNOFF FROM THE ENTIRE ROOF AREA OF THE PROPOSED HOUSE SHOWN ON THIS PLAN (APPROX. 1,750 S.F.) AND 1.9 INCHES OF RUNOFF FROM THE DRIVEWAY AREA (APPROX. 2,200 S.F.).
- THE COMPLETED ROOF RUNOFF COLLECTION SYSTEM MUST COLLECT RUNOFF FROM THE ENTIRE ROOF AREA OF THE PROPOSED HOUSE.
- PIPING FOR THE ROOF DOWNSPOUT COLLECTION SYSTEM MAY BE SCHEDULE 40 PVC OR HDPE.



OWNER:
PHILLIP ERAMO, JR.
77 MILL STREET
WESTWOOD, MA 02090

APPLICANT:
PHILLIP ERAMO, JR.
77 MILL STREET
WESTWOOD, MA 02090
781-324-8303

PLAN & DEED REFERENCES:

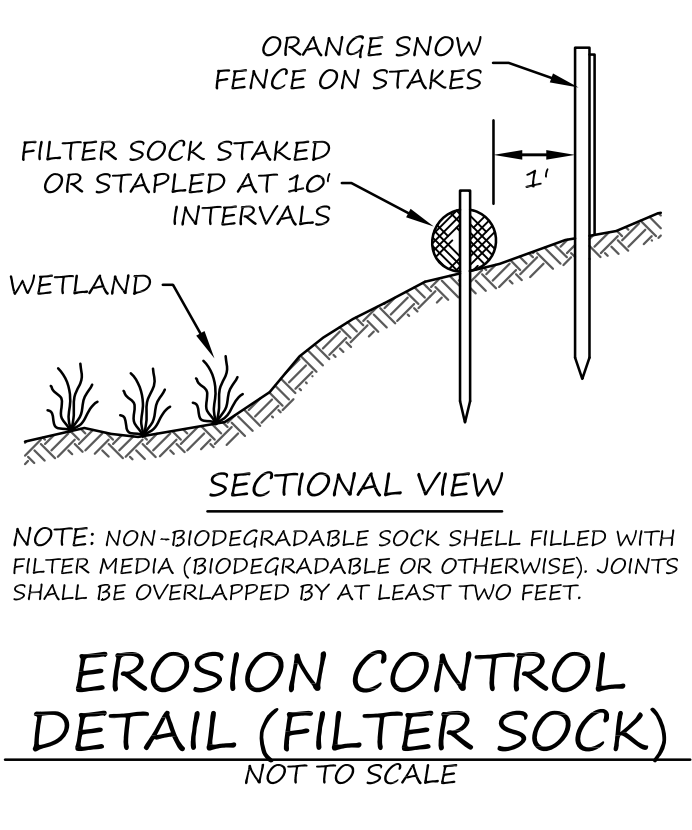
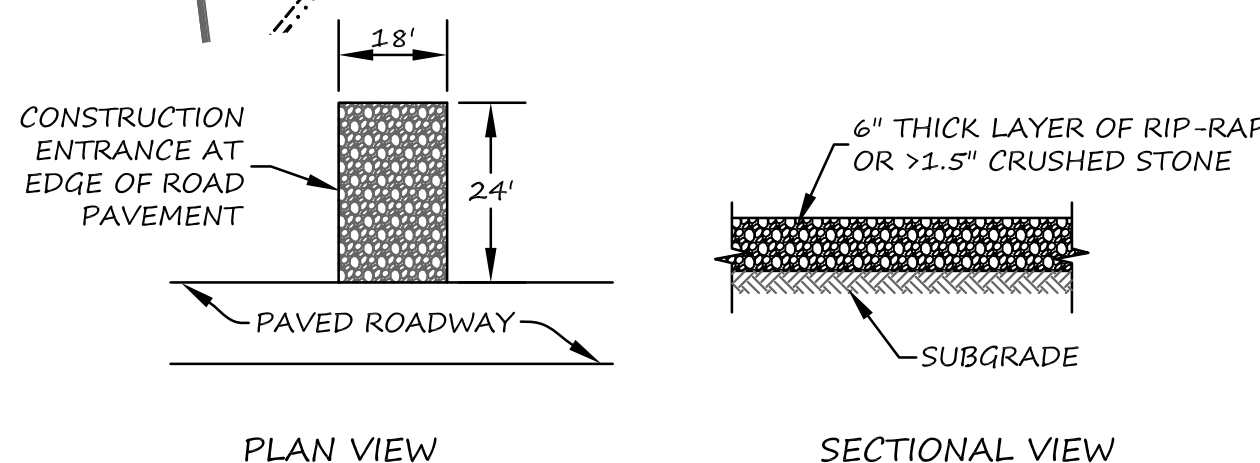
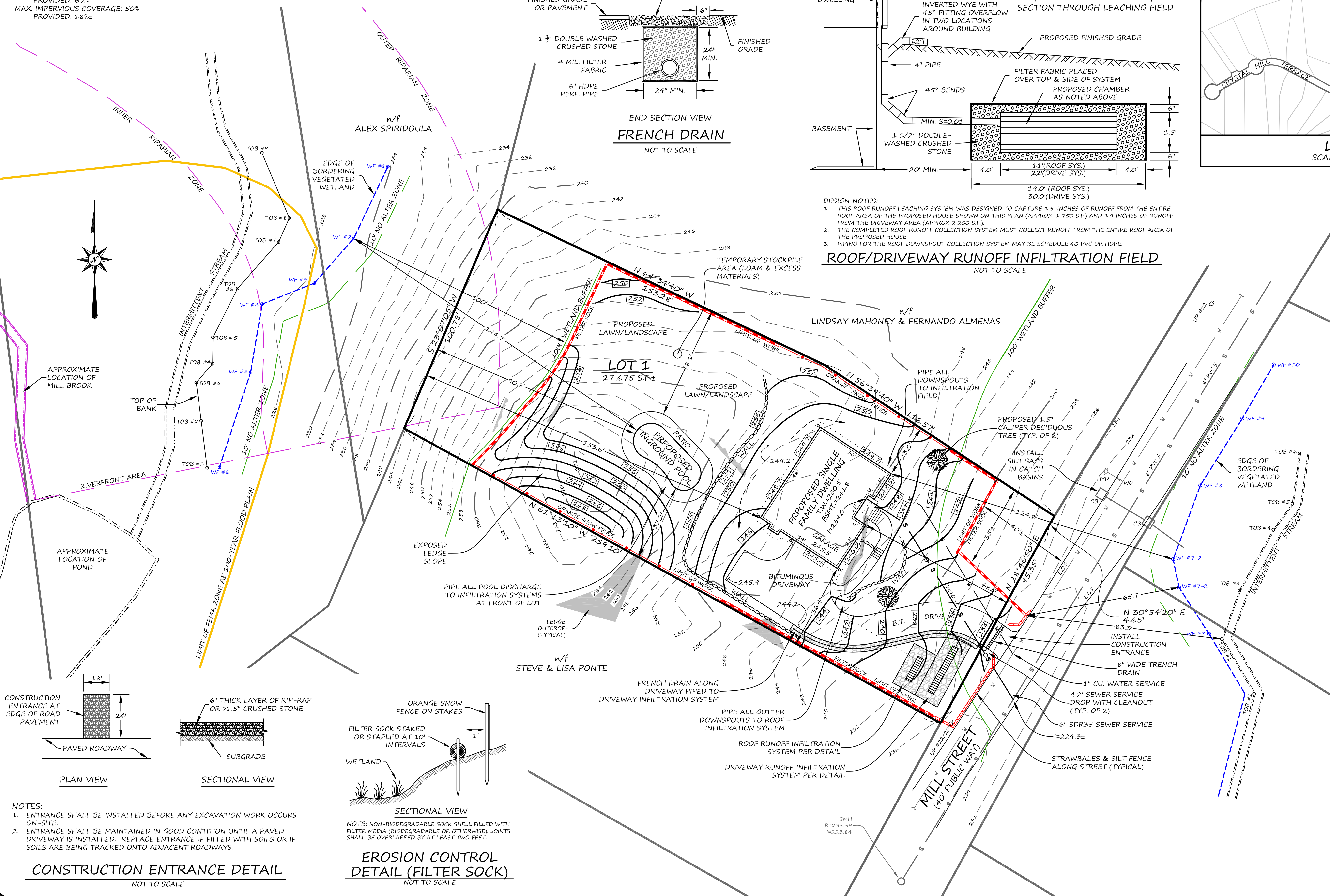
- DEED: LC DOC #1330520
- CERTIFICATE: #190987
- LAND COURT PLAN #27363A

ASSESSORS REFERENCE:
ASSESSORS PARCEL 19-023

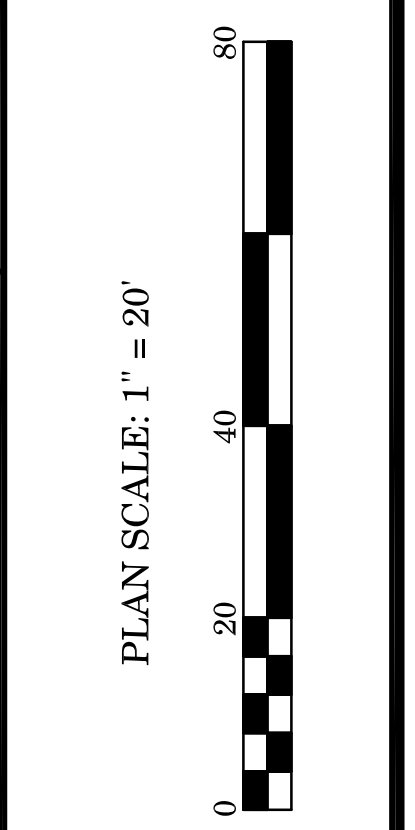
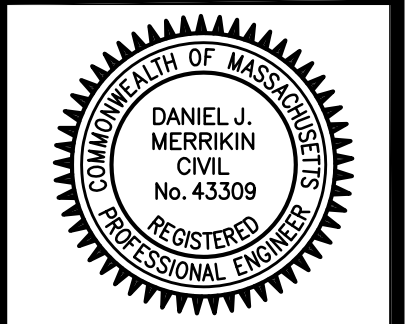
ZONING DISTRICTS:
SINGLE RESIDENCE C

LEGEND & ABBREVIATIONS

- CB: CATCH BASIN
- STC: STORMCEPTOR TREATMENT UNIT
- DMH: DRAIN MANHOLE
- TR. DR.: TRENCH DRAIN
- INFIL. TK.: INFILTRATION TRENCH
- X" D: DRAIN PIPELINE
- RCP: REINFORCED CONCRETE PIPE
- PVC: POLYVINYL CHLORIDE PIPE
- SMH: SEWER MANHOLE
- X" S: SEWER PIPELINE
- OC.O: SEWER SERVICE CLEANOUT
- X" W: WATER MAIN
- HYD: HYDRANT
- G.V.: WATER GATE VALVE
- C.S.: WATER SERVICE CURB STOP
- G: GAS PIPELINE
- L.P.: LIGHT POLE
- U.P.: UTILITY POLE
- S.P.: TRAFFIC SIGNAL POLE
- 252: EXISTING CONTOUR
- 252: PROPOSED CONTOUR
- E.O.P.: EDGE OF PAVEMENT
- C.C.B.: CAPE COD BITUMINOUS BERM
- V.B.B.: VERTICAL BITUMINOUS BERM
- S.G.C.: SLOPED GRANITE CURB
- V.G.C.: VERTICAL GRANITE CURB
- V.C.C.: VERTICAL CONCRETE CURB
- E.C.S.: EDGE CONCRETE SLAB
- G.V.: GATE VALVE
- C.L.F.: CHAIN LINK FENCE



- NOTES:**
- ENTRANCE SHALL BE INSTALLED BEFORE ANY EXCAVATION WORK OCCURS ON-SITE.
 - ENTRANCE SHALL BE MAINTAINED IN GOOD CONDITION UNTIL A PAVED DRIVEWAY IS INSTALLED. REPLACE ENTRANCE IF FILLED WITH SOILS OR IF SOILS ARE BEING TRACKED ONTO ADJACENT ROADWAYS.



REVISION

REVISION	DATE	BY
CONSERVATION INFORMATION	2015-07-17	DJM
ADDED ROOF INFILTRATION SYSTEM	2015-09-09	DJM
ADDED POOL DISCHARGE NOTE	2015-09-28	DJM
REVISED DRIVEWAY	2015-12-14	DJM

LOT 1 MILL STREET
SITE PLAN
PLAN OF LAND
IN
WESTWOOD, MA



730 MAIN STREET, SUITE 2C
MILLIS, MA 02054
Phone: 508-376-8883