

**Westwood Planning Board
Meeting Minutes
December 8, 2010
Selectmen's Meeting Room
7:30 PM**

Board members present: Ch. S. Rafsky, J. Wiggin, S. Olanoff, B. Montgomery & C. Chafetz. *Staff present:* N. Loughnane, Town Planner, G. Garber, CD Director. Minutes were recorded by J. Barba.

Ch. Rafsky called the meeting to order at 7:35 P.M.

Public Hearing for consideration of Environmental Impact Design Review (EIDR) and Earth Material Movement (EMM) Special Permit for Assisting Living Cottages at Fox Hill Village – 10 Longwood Drive

Ch. Rafsky opened the public hearing and read the legal notice. He invited the applicant to begin the presentation.

Don Myers, Norwood Engineering Co. Inc. greeted the board. Mr. Myers provided the civil engineering work for the proposed assisted living cottages at Fox Hill Village. Mr. Myers oriented the board and audience with the location of the site and gave a brief summary of the proposed project.

Mr. Myers informed the board that the project consists of two separate 8,500 sq. ft. "cottages" each with 12 living units (bedrooms), a small 900 sq. ft. administration building, 24 parking spaces, and typical infrastructure. He said an application for an Earth Material Movement Special Permit is also being sought in conjunction with this EIDR application. Mr. Myers concluded this part of his presentation and introduced Anthony Amico, the managing director of Fox Hill Village Homeowners Corp. to the Planning Board.

Mr. Amico greeted the board. He explained that Fox Hill Village has been operating in Westwood as a continuing care retirement community for twenty years and over the years it has found that there is a void in care for patients with dementia and Alzheimer's disease. He said the facility is seeking to expand in order to provide assisted living for these types of patients. According to Mr. Amico, a feasibility study was completed and identified a demand for the aforementioned type of housing. He gave a brief description of the type of activity, functions and staff that will operate the facility, which will include managerial and administrative staff, personal care workers, staff to prepare and serve meals and a nurse. He said that traffic impact will be minimal and there will be no more than three dozen vehicles traveling in and out of the facility in a 24-hour period.

Mr. Myers resumed his presentation and summarized the other components of the application: (a) civil engineering plans (b) landscape design plans (c) building-floor, elevation renderings (d) exterior lighting plans (e) photographs (waiver requested) (f) impact statement (g) model (waiver requested). At the request of Town Engineer, Mr. Myers provided the following additional information: (1) a waiver request for the requirement to show existing trees in the project area due to the slope of the site and rock outcroppings; (2) the recommendation in the Soils Report to install footing drains was based on the expectation that the floor elevation was at 243 +/-, which was substantially below existing ground. During final design, the floor was raised 5 feet to 248 so as to avoid excessive excavation and ledge removal; (3) the sewage pump station will be relocated approximately 20 feet south, closer to the administration building to allow for better access for maintenance equipment; and (4) design for trash disposal, lighting specifications and questions raised by the Board of Health, will be addressed by the landscape architect.

Mr. Myers stated that an application for an Earth Material Movement Special Permit was also submitted in connection with the construction of the assisted living cottages and understood that this hearing would be considered concurrently with the EIDR hearing this evening. He said in addition to applications to the Planning Board, Fox Hill Village has also submitted applications to the Zoning Board of Appeals for a Special Permit and to the Conservation Commission for an Order of Conditions.

Mr. Olanoff asked Mr. Myers what the ZBA is requiring for a Special Permit. Mr. Myers said the

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Special Permit is for a modification of the use in an ARO District.

Mr. Olanoff asked for clarification of some colored markings on the plans before the planning board. Mr. Myers identified the blue markings as water courses, the green markings as vegetated wetlands and the pink markings as dedeed inland wetlands. He explained that the Conservation Commission required these delineations and has approved them.

Mr. Myers summarized each page of the plans including the following: development overview; buffer zones, limits of clearing, siltation control and geometric layout; grading, utility and drainage plan; and construction details. In addition, he provided a profile plan illustrating the site's minimal visual impact from High Street.

Mr. Wiggin asked what the distance is from the site to High Street. Mr. Myers said that it is about 400-500' away.

Mr. Myers briefly summarized the landscape plans, showing multiple trees and planting details in accordance with the requirements set by the Conservation Commission.

The Earth Material Movement Special Permit application and plans were discussed next. Mr. Myers said that the development was clustered to minimize disturbance, and the elevation selected to minimize rock removal, excavation, and filling. He said this will result in a general fill condition needing outside materials, with minor trucking of unsuitable rock and ledge off-site. He said all work will be done in accordance with the bylaw.

Mr. Myers also showed the board an enlarged, detailed section of the plan showing the 12' x 12' trash enclosure, on a concrete pad, fenced in accordance with Board of Health regulations.

At this point architect, Patrick Mixdorf of HBLA, Inc. began his presentation. Mr. Mixdorf greeted the board and said his company exclusively designs elderly housing and senior living projects throughout the Northeast. He described the project as two identical residential cottages, 8,400 sq. ft. each, and a 900 sq. ft. administrative annex. Each cottage interior will resemble home-like settings with four groupings of bedrooms, each with a private bath, organized around a living room, dining room, common area and kitchen. In addition there will be secondary services areas such as laundry, maintenance and an office. The administrative annex across the street from the cottages will include a clerical office, bathroom, kitchenette, conference room and mechanical room.

Ms. Chafetz asked for additional information on the proposed garages. Mr. Mixdorf said the garages for both the cottages oppose one another and are standard sized, with two bays. The service court/trash area is located in between them. He said the garages will be used by staff. The exterior of the cottages and garages will be shingle-style, made of fiber cement, a maintenance-free long lasting material. This concluded his presentation.

Ch. Rafsky suggested that the board address the waiver requests and then move on to the substantive issues. Ms. Loughnane summarized a list of the waivers requested by the applicant:

- (1) A waiver from the requirement to show existing trees in the project area.
- (2) A waiver from the requirement to provide a model.
- (3) A waiver from the requirement to submit of a full traffic report.
- (4) A waiver from the requirement to submit photographs.
- (5) A waiver from the requirement of parking lot landscape screening requirements, as the proposed shrubs and trees are smaller than the bylaw requires.

Mr. Olanoff asked what area would be considered the parking area. Ms. Loughnane and Mr. Myers reviewed the plans and found that there are only 20 spaces proposed, and the bylaw

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applies to parking lots with 40 or great spaces, this waiver request is not necessary.

Ch. Rafsky asked Board members if there were any questions or comments on the waiver requests.

Mr. Wiggin asked why the applicant requested a waiver for showing the existing trees in the project area. Mr. Myers explained that the non-specimen type trees on the site where the buildings are proposed will be removed and not saved.

Mr. Wiggin asked what the distance between the site work and the wetland boundary is. Mr. Myers replied that the grading is about 13' from the vegetated wetlands and this meets the buffer zone requirement of the Conservation Commission.

Mr. Wiggin asked for additional information on the proposed gardens for the site. Mr. Mixdorf explained that these are therapeutic gardens which are enclosed, secure areas for the residents with specially designed plantings, activities, walkways, etc.

Ms. Chafetz asked for the daily counts of cars entering and exiting the existing facility. Mr. Myers said there are currently 200 garage spaces and 150 parking spaces. Mr. Amico confirmed those numbers and added that there are 155 employees.

Mr. Olanoff asked Ch. Rafsky to repeat the requested waivers. Ch. Rafsky repeated waivers 1-5. Mr. Mixdorf interjected that there is one additional waiver request for a photometric table. He said his lighting engineer was unsure about the table format and asked our town engineer, Mr. Bina for an example. Mr. Bina said that he did not have an example of the format to give to the applicant. Ch. Rafsky asked Mr. Bina what he would recommend. Mr. Bina said the photometric plan submitted was sufficient for his review and for the board's consideration. Ms. Loughnane and board members agreed that an example of the table format could be located, the information submitted is sufficient and any light effects would not likely be seen by the closest abutter.

Ch. Rafsky said he would consider a motion to waive the requirement for the preparation of a photometric table.

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin the request for waivers 1-5 as stated above, was approved with five members voting unanimously in favor.

Ch. Rafsky informed board members that memos were received from the Police Department and Board of Health providing recommendations to the Planning Board. In addition, a letter was received from the Town Engineer Jeff Bina to the Board regarding outstanding issues that were satisfactorily addressed by the applicant during this hearing.

Ch. Rafsky asked Ms. Loughnane for clarification on the hearing process. Ms. Loughnane suggested that the Board express its intent regarding this application but should continue this hearing as the applicant is scheduled to appear before the Board of Appeals next week and it would be convenient to have both hearings open concurrently.

Ch. Rafsky asked Mr. Amico if Fox Hill Village has future plans for to develop additional dementia units on the site. Mr. Amico said initially Fox Hill Village wanted to build three units on the site but after engineering research revealed a large amount a ledge, several wetland crossings and a cost analysis, it decided on two building units.

Ch. Rafsky asked board members if they had any questions or comment on the application.

Ms. Chafetz said she did not have any questions, though did comment that she was glad to receive

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traffic count information and that the number of trips and that the increase is less than 10%. She said the plans are very well designed for this project.

Mr. Montgomery said that he appreciated the minimal impact planned for the site and agreed with Ms. Chafetz's comments on the plan design.

Mr. Olanoff said that he was confused about elevations missing on the plans and Mr. Bina's comments about the requirement for a footing drain. Mr. Bina responded that after a discussion with Mr. Myers about the intent to raise the site elevation up five feet, it was concluded that a footing drain around the foundation was no longer necessary.

Mr. Olanoff asked Mr. Myers to review the drainage plans for the site. Mr. Myers presented the drainage and stormwater management plans. He explained that there are two components of treatment structures. One structure will treat all of the paved areas on the site and the second will capture roof drainage into a recharge area and detention basins in the ground. The rate of runoff will not be any greater than the pre-development conditions. Mr. Myers said that the town engineer was provided with a full copy of the drainage calculations report and a summary report was provided to the Board members.

Mr. Wiggin asked Mr. Myers if the landscaping plans included large areas of lawn. He said his specific concern pertains to the maintenance of the lawns and the use of fertilizer and pesticides. Mr. Myers said there are minimal lawns proposed, and the vegetation used will be shrubs and mulch. Mr. Amico added that an irrigation system will be used for the lawn and shrub areas. Mr. Olanoff asked that the area around the infiltration system be sloped. Mr. Myers said this area is located in the middle of the woods and are only at one foot contours.

Ch. Rafsky asked if the applicant has met with abutter Meditech regarding any questions or concerns about the project. Mr. Amico said that he has communicated with Meditech representatives who were also present at the Board of Appeals hearing and did not express any concerns. Ch. Rafsky asked if there is a possibility that second floor units could be added. Mr. Amico said there is no intent to add a second floor to the units.

Ms. Loughnane added that Police Sgt. Sicard requested signage on the circle indicating no parking, one way, etc. Ch. Rafsky said this request would be added as a condition to the Decision of the Planning Board.

Mr. Olanoff asked for information on the cutoff of the lighting in the parking lot. Mr. Mixdorf said full-cutoff fixtures will be used on the project. Ms. Loughnane said that the extent that the lighting differs from the requirements of the zoning bylaw can be waived by the Planning Board.

There were no additional comments from Board members, with the exception of Mr. Olanoff's suggestion that board members drop by and visit the site.

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin, five members voted unanimously in favor to continue the hearing to review both Site Plan Review and Earth Material Movement Special Permits, until Tuesday, January 25th, 2011 at 7:45 p.m., in the Champagne Meeting Room.

Mr. Olanoff asked if any additional information would be presented for the Earth Material Movement application. Ms. Loughnane responded that specific information has already been provided to the Town Engineer and he and the applicant will establish a plan and schedule regarding transporting materials across town, prior to commencement of construction.

The hearing was adjourned at approximately 8:40 p.m.

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Public Hearing for Consideration of 81 W Modification of Westview Estates Definitive Subdivision

Ch. Rafsky opened the public hearing and read the legal notice. Ch. Rafsky asked Ms. Loughnane if she had any opening guidance for the board prior to the applicant's presentation. Ms. Loughnane informed the board that the Board of Health has not yet reviewed this application but will do so at its next meeting on December 14th. She suggested that the Planning Board's hearing remain open until after the Board of Health's review is complete.

Ch. Rafsky invited the applicant to begin his presentation. Paul Brodmerkle from Site Design Professionals, Inc. introduced himself as applicant's engineer. He presented the plans of construction revisions for Westview Estates. He provided a brief history of the subdivision, which he said was proposed to be amended under M.G.L. Chapter 41, Sec. 81W in 2005, so as to update the roadway and release the remaining house lots. The 81W amendment process was never completed and the land was subsequently sold to the Applicant, Cornerstone Corporation who now requests the Planning Board's consideration of 81W Modification of Westview Estates. Mr. Brodmerkle stated that the subdivision is already constructed up to the gravel base course and has drainage, water and sewer mains already in place.

Town Engineer, Jeff Bina reviewed the application and provided the following comments to the Planning Board:

- *The existing catch basins on Thompson Ave. (4 total) should be cleaned out and the condition evaluated before the proposed drains pipes are installed. If necessary due to unacceptable physical condition the CB's shall be replaced at the developer's expense.*
- *The proposed stormceptor unit at station 7+70 LT should be located closer to the street, possibly in the sidewalk, to provide access for maintenance (vac truck) and cleaning of structure.*
- *The proposed lots are graded to take any surface runoff from the lot to a shallow swale on the front of the lot. This will help attenuate any stormwater runoff and allow infiltration into the soil. The stormwater runoff from the majority of the driveway will be directed into the swale. The soil in the bottom of the swale should be of a type to allow the water to infiltrate to the subsoil within a reasonable amount of time after a rain event (24 hrs.)*
- *The proposed cultec recharger units should have an inspection port provided on each unit to allow inspection of the units to ensure water is infiltrating to soil. The proposed plan shows a circle in the unit that may be an inspection port, but the detail does not show an inspection port.*
- *The proposed sewer extension on Thompson Ave. is shown on town records as being installed. At this time we are unable to confirm if this is or is not installed. We will confirm the existence or non-existence of the sewer main. If the sewer main is not installed and a new line will be installed we request the developer install the sewer main with a pipe slope of 0.004. The existing sewer manhole has a sewer invert constructed in the manhole for that connection. The invert as per record plan is 176.54. The pipe is requested to be laid at 0.004 to create an invert elevation of 182.77 at the last manhole on Thompson Ave. (sta. 12+70)*
- *The Town requests that a 30' wide sewer easement be created across lot 10 in line with the proposed sewer on Thompson Ave. The Town has plans to connect a sewer line from Dela Park Road in the future.*
- *A pipe marker must be placed at each lot front corner, and street sign shall be installed prior to final acceptance of subdivision.*

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Mr. Bina and Mr. Brodmerkle discussed and agreed with the following request for waivers:

- *The proposed layout width of 40'. WSR&R require a 50' layout. The 40' layout is consistent with the connecting streets, Briarwood Drive (40' width, private) and Thompson Avenue (40' width, public)*
- *The proposed sidewalk width of 5'. WSR&R require a sidewalk with a width of 6'. The proposed width would be consistent with the connecting streets.*
- *The proposed grass strip width of 2'. WSR&R require a grass plot (or strip) of 6' is width. The proposed width would be consistent with the connecting streets.*
- *The use of bituminous concrete berm. WSR&R require the use of vertical granite curb. The proposed use of bituminous concrete berm would be consistent with the connecting streets.*

Mr. Brodmerkle said in response to a request by Mr. Bina, the applicant will create a 30' wide sewer easement so that Dela Park Road may connect to the sewer in the future. The applicant is proposing to upgrade these subdivision plans so as to resume building the project.

Mr. Brodmerkle discussed the drainage upgrades which will be brought into compliance with the current DEP Stormwater Rules and Regulations. Drainage swales will be constructed in the front of each lot, intercepting groundwater and rooftop drainage. He has conducted an analysis proving that flows can be balanced.

Mr. Brodmerkle said the modified subdivision plans comply with all but one draft condition, which is the previously required centerline grade of 1 ½ %. He said the subdivision rules and regulations allow for .7% centerline grade but he would prefer to use a 1% grade-line because of the grade of an existing water main. Ch. Rafsky said this request would not be considered a waiver but a request for reconsideration of condition on a draft decision that was never officially approved or recorded.

Mr. Olanoff commented on the waiver of the 6' grass strip and said he preferred this as opposed to a 2' strip, as grass rarely grows in a space this small and suggested paving up to the sidewalk. Mr. Brodmerkle disagreed and said there needs to be a space for mailboxes and therefore would prefer a grass strip width of 2'.

Mr. Brodmerkle said this concluded his request for waivers.

Ms. Loughnane added that there is one final waiver request, which is a fee waiver. Ch. Rafsky said the board needs to determine an appropriate fee as opposed to a waiver. He said that he and Ms. Loughnane discussed a calculation of fees as the subdivision rules and regulations do not establish a clear procedure for fees for modifications of approved subdivisions.

Ms. Loughnane gave the board an example of what the fees would be for a new subdivision, which amounted to a sum over \$13,000. She said this would fee would be excessive. Ms. Loughnane informed the board that the standard fee for site plan review fee is \$1,500 and said that the board's review of this modification is similar to that. In addition to the \$1,500, the fee for abutter's notice (\$165), plus an inspection fee which is a set amount deposited and drawn against for inspections and funds not used are refunded.

Ch. Rafsky said in the future that the subdivision rules and regulations should be amended to include this type of review in the future.

Mr. Olanoff disagreed somewhat and said that this is a new subdivision to this board.

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Ms. Loughnane disagreed and said that the lots already exist and the roadways and its components are what the board is reviewing. Other board members agreed.

Upon a motion by Mr. Montgomery and seconded by Ms. Chafetz, five members voted unanimously in favor to establish the fee structure as mentioned above and the usual inspection fee account procedure.

Ch. Rafsky read each of the requested waivers and asked members of the audience if it had any questions.

S. Casolaro, 28 Thompson Ave. asked if the modification to the drainage systems will affect runoff to the homes currently there. Mr. Brodmerkle responded that this upgrade to the drainage would reduce the runoff to the houses there.

J. O'Toole, 46 Briarwood Dr. commented that the sidewalk is in bad repair, believes that a 50' roadway is too wide, stated he often has water in his backyard, and would like construction debris in the area cleaned up and asked the town to look at it.

Ch. Rafsky suggested to Mr. O'Toole that he contact the DPW regarding the sidewalk repair.

Mr. Olanoff asked about water flow on the roadway edges and if the detention basins in front of each house will raise the water table. Mr. Brodmerkle said the water will be recharged and not raise the water table. He said this is a preferred approach by DEP.

Ms. Chafetz asked if there is anything in the conservation regulations that will prevent the homeowner from altering the drainage swales. Mr. Montgomery commented similarly.

Mr. Olanoff said if this was a brand new subdivision, the planning board would want to avoid allowing these swales, as there is a large amount of wetland on each of the lots of this subdivision.

Mr. Brodmerkle suggested that a deed restriction may be added to each of these lots to prevent any alternation of the swales and other wetlands on the lots.

S. Casolaro asked if a bond could be posted to ensure that the abutters would not have any increase to water runoff.

Ch. Rafsky said a bond or escrow accounts are for the performance of a developer to complete parts of streets of a project, not an insurance policy to protect individual properties. He asked Mr. Brodmerkle to explain his statement about a guarantee not to increase runoff.

Mr. Brodmerkle said the project is required by DEP to balance flows according to industry standards, and reduce runoff. He said the current unpaved road does shed water. He said new houses, roofs and driveways will increase runoff but the swales in the front yards will recharge this water. He said he guarantees the drainage analysis. He mentioned additional curbing may be brought down to the furthest catch basin to prevent runoff.

G. Cote, 34 Briarwood Drive, said in the spring time it gets very wet and mentioned flooding in basements in the neighborhood. He also mentioned he is concerned about how additional house lots will decrease his privacy and the affect on wildlife in the area.

Mr. Brodmerkle said he and the conservation commission are aware of the water ponding in that area now and will work together to fill a portion of the affected backyards so that they are higher

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than the road to prevent future ponding.

Mr. Wiggin said he is skeptical about the swales in each of the front yards and suggested that the applicant eliminate one lot and create a detention pond.

Mr. Brodmerkle responded that the current roadway developed back in the 1960's was built in a way that the drain there is in the water table and creating a detention pond is not a good solution.

Mr. Wiggin expressed concern that the swales remain a part of a deed restriction on each lot.

Mr. Brodmerkle said roof top drains will have a monitoring system.

Mr. Olanoff asked if a water barrel could be added to these downspouts.

Mr. Montgomery asked if there is a recharge system for the overflow. Mr. Brodmerkle said precast tanks are used.

Mr. Olanoff said given the 2' grass strip, he asked where the required trees be added. Mr. Brodmerkle said the trees will be planted in yards and will be done at the appropriate planting season.

Ch. Rafsky asked if Mr. Bina had any additional requirements. Mr. Bina mentioned the necessity for cleaning of the drainage pipes. Mr. Brodmerkle said if any of the pipes are in disrepair, they will be replaced.

Ch. Rafsky asked Ms. Loughnane if she had any other comments. Ms. Loughnane said Sgt. Sicard asked that a stop sign be installed on Winter Terrace.

Mr. Olanoff asked what the status of the stub of the dead-end road. Mr. Brodmerkle said nothing will be added at the end of the road. Mr. Olanoff suggested paving straight across and eliminating the stub.

Mr. Wiggin suggested the eliminating the stub and Ms. Chafetz agreed.

Paul Tryder commented that this piece of land is not owned by him.

G. Cote, 34 Briarwood Drive, asked for clarification about where the pavement stops. He also is concerned about the traffic and the safety of children.

An audience member suggested adding a 'not a through way' sign.

Ch. Rafsky reviewed the waivers:

1. Waive the 50' width for the roadway.
2. Waive the 6' width for the sidewalks.
3. Waive the 6' width for grass strip.
4. Waive the requirement for vertical granite curbing. *Ms. Chafetz questioned this in response to a resident's comment. Mr. Brodmerkle said that granite will be used in the catch basins and bituminous concrete berm will be installed. Mr. Bina said the use of granite would minimize the likelihood of gouging by the plows. Ch. Rafsky asked what the benefit is to the town to require granite. Mr. Wiggin suggested removing it from the subdivision rules and regulations. Mr. Olanoff said using granite has several advantages. Ch. Rafsky said the granite curbing should be placed on the two corners.*

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Upon a motion by Ms. Chafetz and seconded by Mr. Montgomery, five members voted unanimously in favor to approve the request for the above mentioned waivers.

Upon a motion by Mr. Olanoff and seconded by Ms. Chafetz, five members voted unanimously in favor to require roadway centerline grade of 1%.

Ch. Rafsky said at this point the board should adjourn this hearing until it receives comments from the Board of Health.

Upon a motion by Mr. Olanoff and seconded by Mr. Wiggin, five members voted unanimously in favor to continue the hearing until January 11th at 7:30 p.m. at 50 Carby Street.

Consideration of Request for Reduction in Amount of Bond for Fox Meadow Estates Subdivision

Ms. Loughnane said that at this time she stated she needed additional time to work on this matter.

Approval of Minutes of Prior Meetings

Upon a motion by Ms. Chafetz and seconded by Mr. Wiggin, the minutes of October 12th were approved with changes requested by Mr. Montgomery at the last meeting.

Other Planning Board Business that may come before the Board

Glenn Garber's Update:

- ❖ Next week the second housing forum is scheduled and will introduce the planning board's initiatives on OSRD and SRD.
- ❖ He is preparing material for the planning board on OSRD and SRD
- ❖ Comprehensive Plan Update – it was decided that a Steering Committee meeting should be scheduled with all topical subcommittee members, sometime in January.

Mr. Olanoff said the MAPC Legislative Committee met recently and reported that a booklet was distributed on the newest legislation and suggested that copies be made for the board or he would look into whether the information may be available electronically. He also mentioned the importance of CLURPA and suggested that the Planning Board consider endorsement. Mr. Garber concurred and said he plans to give the board a full report on CLURPA as soon as possible.

Ms. Loughnane asked the board if it had any comments regarding the draft decision of the planning board for request for extension for Westwood Station. She added that the draft has been approved by Dan Bailey. Ch. Rafsky and Mr. Olanoff said they both need additional time to review the draft. Mr. Wiggin said the draft was fine and Ms. Chafetz said she looked it over but she was not a board member at that time and therefore cannot vote on the draft.

Library Plans – Ms. Loughnane distributed additional plan pages for the new Library.

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin, five members voted unanimously in favor to adjourn the meeting at approximately 10:00 p.m.

The next meeting of the Planning Board is Wednesday, December 14th at 7:30 PM in the Champagne Meeting Room.

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List of Documents, Materials and Exhibits

Letter from Norwood Engineering, to the Westwood Planning Board, dated 12/8/10, regarding additional information for EIDR for Assisted Living Cottages at Fox Hill Village, 10 Longwood Drive, Westwood, MA.

Memorandum from Jeff Bina, Town Engineer to Nora Loughnane, Town Planner dated 12/6/10, regarding review comments for EIDR and EMM for proposed Dementia Care Cottages at Fox Hill Village, 10 Longwood Drive, Westwood, MA.

Memorandum from Linda Shea, Health Director to Nora Loughnane, Town Planner, dated 11/30/10, regarding review comments for EIDR and EMM for proposed Dementia Care Cottages at Fox Hill Village, 10 Longwood Drive, Westwood, MA.

Memorandum from Sgt. Paul Sicard, Westwood Police Department to Nora Loughnane, Town Planner, dated 11/17/10, regarding comments for EIDR and EMM for proposed Dementia Care Cottages at Fox Hill Village, 10 Longwood Drive, Westwood, MA.

Email from Nora Loughnane, Town Planner to Planning Board, cc: Jeff Bina, Glenn Garber and Janice Barba, dated 12/8/10. Content of email includes additional information for lighting on plans for proposed Dementia Care Cottages at Fox Hill Village, 10 Longwood Drive, Westwood, MA.

A copy of close up detail plan showing the trash enclosure for the proposed Dementia Care Cottages at Fox Hill Village, 10 Longwood Drive, Westwood, MA.

Memorandum from Jeff Bina, Town Engineer to Nora Loughnane, Town Planner dated 12/3/10, regarding review comments for Modification of Westview Estates Definitive Subdivision Plan.

Memorandum from Sgt. Paul Sicard, Westwood Police Department to Nora Loughnane, Town Planner, dated 11/17/10, regarding comments for Modification of Westview Estates Definitive Subdivision Plan.

Memorandum from Linda Shea, Health Director to Nora Loughnane, Town Planner, dated 11/30/10, regarding review comments for Modification of Westview Estates Definitive Subdivision Plan.

Letter from Site Design Professionals, LLC to the Westwood Planning Board, dated 12/8/10 regarding a waiver request for Westview Estates Definitive Subdivision.

DRAFT Decision of the Planning Board of the Town of Westwood for Eastern Development and New England Development, with the concurrence and consent of CRFI/Doherty Westwood Station Holdings, LLC, certificate of vote: November 8, 2010, documents dated 12/8/10.