

**Town of Westwood Planning Board
Meeting Minutes
Westwood High School
July 11, 2006
7:30 PM**

Board Members Present: Steven Olanoff, Bob Moore, Rob Malster, George Nedder, Bruce Montgomery

Board Members Absent: none

Staff Members Present: Diane Beecham, Town Planner; John Bertorelli, Town Engineer

The meeting was convened at 7:30 pm at Westwood High School.

**Continuation of Westview Estates Public Hearing:
Amendment /Modification/Rescission of Westview Estates Subdivision
Applicant: Westwood Planning Board
Project: Review of thirteen un-constructed lots within the Westview Estates subdivision
In Attendance:** David Hern, Esq. and Mr. Philip Phillips, property owner

[Bruce Montgomery excused himself from participation in this matter.]

Mr. Hern stated that this subdivision was previously approved in the mid 1960's. Approximately 13 lots remain unbuilt and some subsequent investigation has been done by Mr. Phillips, the property owner, regarding some infrastructure issues that were brought up in the previous hearing. Mr. Hern indicated that he has put into the record two letters: a letter from the Dedham-Westwood Water District confirms the location of the water main and another letter from the Westwood Sewer Commission confirms the sewer main installation that was done in 1993 by the Town of Westwood.

Mr. Hern stated that his client wants to build on the remaining lots within the subdivision and wants to post a bond to release these lots. He does not want to do anything that will threaten the health and safety of the community; he wants to build to an acceptable standard.

Mr. Hern stated that his client has had the opportunity to review the letter from the Town Engineer which states the minimum construction standards that will have to be met [letter is in the record]. He has had the chance to review the conditions and has no problem with the requirements for stone bounds and profiles. He does, however, have concerns with the conditions regarding an increase in the slope; the minimum thickness of pavement; and the requirement for Cape Cod berms. Mr. Phillips would prefer not to meet these requirements.

John Bertorelli, Town Engineer, stated that he wants the slope to be increased because roads with such flat slopes tend to have puddles and it becomes very difficult to adequately grade such flat slopes. He wants the roadway raised 9 inches

per 100 feet. Also, the 2½ inches of pavement that are shown on the 1960s subdivision plan is not adequate enough, by any means. Mr. Bertorelli stated that he wants the industry standard.

Mr. Bertorelli stated that he wants Cape Cod berms because plow blades work better with them, which prevent abutters' lawns from being torn up. There are no safety issues with having a portion of the roadway with berms and then a portion without the berms.

Mr. Hern stated that it is unlikely that this road will have a lot of usage. He believes that there a lot of other roadways in the immediate area, built around the same time, that have the old specifications. Mr. Hern does not believe that Cape Cod berms are necessary and are not in keeping with the style of the neighborhood.

Mr. Phillips says the constructed portion of Thompson Avenue and Briarwood Drive were built according to the building code of standards of the 1960s and there have been no problems with these streets. He said that the covenant is a legal contract, still in effect, that states that the developer will construct the roadways in accordance with the applicable regulations. He further stated that if the Planning Board feels that these specifications are inadequate, then many roads in Town will have to be closed.

Mr. Phillips stated that he would like to negotiate this process, rather than litigate. Mr. Malster stated that the Planning Board is willing to accept the drainage system as it was developed in the 1960s.

Mr. Bertorelli stated that the drainage has the minimal number of catch basins and could work with Mr. Phillips to accommodate the new slope into the existing driveways. The minimum pavement thickness will have to be increased: what is shown on the old plan is less than what is used for a typical driveway, which usually has a 1½-inch base and 1½-inch top coat. This is ½-inch more than what is being shown for this subdivision roadway. [Mr. Nedder agreed with Mr. Bertorelli.]

Mr. Jack O'Toole, 46 Briarwood Drive, stated that the plows do tear up the lawns in that area.

On a motion by Mr. Nedder and seconded by Bob Moore, the Planning Board unanimously voted to close the hearing pending the receipt of the required recommendation from the Board of Health.

Public Hearing: Application for a Senior Residential Development at High Rock Village

Applicant: Tremont Redevelopment Corporation/Michael Lombardi

Address: 30+-acre parcel in vicinity of High Street and Mill Street

Project: Approximate 119-unit Senior Residential Development project

[A verbatim transcript of this public hearing entitled "TOWN OF WESTWOOD Application for Special Permit for the Residences at High Rock Village 1255 High

Street, Route 109 Westwood, Massachusetts 02090 HEARING Tuesday, July 11, 2006 8:11 p.m. at Westwood High School 200 Nahatan Street Westwood, Massachusetts 02090 Robert C. Malster, Chairman; Steven H. Olanoff, Vice Chairman; Robert E. Moore, Jr., Secretary; George A. Nedder, Member; Bruce H. Montgomery, Member; Diane Beecham, Town Planner; Thomas P. McCusker, Jr., Town Counsel, John Bertorelli, Town Engineer, transcribed by Janey Associates, P.O. Box 365355 Boston, MA 02136 will serve as the official minutes. A copy of this transcript is in the High Rock Village file.]

The meeting adjourned at 10:00 pm.