

**Westwood Planning Board Minutes**  
**Tuesday, November 5, 2019**  
**7:00 pm**  
**Champagne Meeting Room**  
**50 Carby Street, Westwood, MA 02090**

**Call to Order:**

The meeting was called to order by Chairman Gorman at approximately 7:03 pm. The meeting was video recorded by Westwood Media Center. Chairman Gorman explained the meeting procedures.

**Present:**

Planning Board members present: Brian D. Gorman, David L. Atkins, Jr., Christopher A. Pfaff, Deborah J. Conant and William F. Delay, via phone. Staff members present: Abigail McCabe, Town Planner, and Jessica Cole who recorded the meeting minutes. Chair Gorman announced that Mr. Delay is participating by vote this evening and is considered a full participant in the meeting as he could not be here.

**The Comprehensive Plan-Open Space & Recreation, Natural & Cultural Resources-** Presentation of initial goals and draft implementing actions for Natural and Cultural Resources, Open Space & Recreation Comprehensive Plan Elements.

Open Space & Recreation Team – Comprehensive Plan Steering Committee members Paula Jacobson and Charlie Donahue were present. Ms. Jacobson gave an introduction and presented highlights of the group's work over the last year and town update relative to open space and recreation since the 2000 Comprehensive Plan. She explained that it is a long range guide, and that it is a tool and not a directive. She summarized the Open Space and Recreation Plan. There are 3 Draft Goals and Objectives, 9 Recreation Goals, and 20 draft Implementing Actions.

**Board Comments:**

CPA (the Community Preservation Act), what came out? How will we fund these projects? CPA funding. Community Preservation Act, This is the one opportunity. Charlie Donahue, committee member responded: *How will we set priorities, that is the focus of the CPA, how have the other towns used it? Need to study it and see if it is worth looking into it. The recommendation is to consider the CPA as a possible funding source.*

The Board recommended careful with the language related to the CPA.

80% of the survey, what is 80%? The Board requested specifically citing the data used particularly in relation to support for the CPA.

Scenic roads, who designates the Scenic Roads? Planning Board does.

Skating pops up a lot, where did it come up? Represented in the *Visioning session, survey and the Open Space Planning Committee.*

Any more growth of Open Space? *Yes, there is a want to keep looking.*

**Public Comments:**

Ms. A. Delaney, Chair of the Recreation Commission, said that an indoor recreation space is really needed for people of all ages and it is a high priority of the Recreation Commission.

Natural and Cultural Resources - Nancy Donahue presented. She introduced herself as a Committee member along with Ms. Midiri and she is also Chair of the Historical Commission. Ms. Donahue gave a background and went over the draft implementing actions.

**Board Comments:**

Board members agreed that the preservation of historic buildings is very important

Would like to see a way the privately owned buildings. Why Obed Baker House? *Betsy Baker was quite a woman, a humanitarian top 100 American Women, Protected slaves, very considerate of others in Westwood.*

Group some comments together to consolidate to be more concise.

Action Items, add a disclaimer that this is not a prioritized list, in any specific order.

Cultural Resources: Add Little League Parade

Special Places: Morrison Park and School Street Playground  
Also add in stone walls, make them worth preserving since the 1600's.

Public Comments:

S. Hanley-Longville, Fisher School, identify a number of places for community spaces, like the Fisher School of need for community space.

M. Washienko, 226 Dover Road, add the Tot Lot, suggest other resources in town for funding, ie. The Lions Club, look for partnering options.

Committee will take the input from tonight and will come back later in early 2020.

**Housing Production Plan Public Hearing** - The Westwood Housing Partnership has prepared a Housing Production Plan (HPP) with input from the Select Board, town staff and residents. The Housing Production Plan is a proactive strategy for planning and developing affordable housing.

Sarah Bouchard, Westwood's Housing Agent, was present and she explained the process of Housing Production Plan (HPP) Approval to the Board. The HPP is to be approved by the Planning Board, Select Board, and approved by the state Department of Housing and Community Development (DHCD). After the Select Board and Planning Board approved it will be sent to the state for approval. She gave a general overview of process that went into update this plan. The Plan includes a needs assessment, community engagement piece, a visioning workshop was held in November 2018, and the Plan includes goals along with an implementation plan. Ms. Bouchard went over the goals set by the committee, and is looking for a formal adoption from the Planning Board.

Board Comments:

Address maintenance affordable properties? Part of this plan? Yes.

#4, make enough to afford the rent, some way to offer housing at a lower level, likes the 50% of AMI.

Would like to see more collaboration with WAHA

#5, OSRD, can you include examples of what it would look like.

#6, what would it look like? Taking this as a first step, look at other communities, would it work in Westwood?

Multi-families to expand to other Districts? What other Districts are you looking at? *They have not been identified yet, this is just a first step, it would be a study item not a commitment.* Concern, multi families, low rises no rent control, how can we avoid this, Accessory apartments, how many are deed restricted? *There are creative ways, multi-family homes are only allowed by special permit, we could use this tool. Accessory apartments: there is some further research to be done.*

Any educational info, tips or programs for people to get homes, housing related issues? First time owners? *Ms. Bouchard can insert an action item which expands on it.*

More action items related to Home Buyer Assistance.

Multi Family? What districts will it impact?

How will we stay above the 10%? *There is a safe harbor; we anticipate staying above 10%. This is not a mandate or a commitment, these are study components. Westwood has a good track record.*

Affordable accessory apartments, they need to be incentivized somehow.

On member questioned the low turnout for the survey and vision session. Another member was happy with the number of people that took the time to complete the survey, look at the voting numbers for general elections as a comparison these number of participants for survey and vision session are very good.

Chair Gorman opened the hearing to public comments.

Public Comments:

P. Hayes, 229 Woodland Road, was present and was interested in the goals and asked how is discriminatory housing measured? Does it include 40B units in the plan? *Ms. Bouchard responded: no official rubric, we seek to avoid a concentration and look for a balance. She gave an example of Westwood Place at University Station.*

Where can residents see the drafts? *Ms. Bouchard said that all drafts are online the Town's website specifically on the Housing Division's webpage.*

E. Hayes, 229 Woodland Road, said that there is a proposed affordable housing unit on our street, and she believes residents should be notified of such proposals.

*Action Taken:*

Upon a motion made by Mr. Gorman and seconded by Ms. Conant The Planning Board voted via roll call 5-0 to continue to November 19th, 50 Carby Street @ 7 pm.

**Westwood Estates Subdivision, Continued Public Hearing from 10/22/19** - Modification request related to timing and construction phasing of the street, trees, drainage swale, and sidewalk along the new Hedgerow Lane.

Mr. Zhaka, attorney for Mr. Spiegel was present.

Board Comments:

At what point do you put in the sidewalks? *David Johnson, Norwood Engineering, sidewalks will go in as finished and trees too and will then connect them, a 2 year timeframe.*

At year 2 would put in the sidewalks? *Yes*

When will the granite be put in? *All at once*

Concerned about how high the current grade is. *Mr. Johnson does not see it as a problem; Mr. Spiegel wants the lots above the road.*

When can the funds be released? Ms. McCabe explained the applicant first executed a covenant as a performance guaranteed then the lots are released and \$600K tripartite agreement was executed by the Planning Board, Developer, and Bank. The applicant has done a lot recently and they have asked for a partial release of funds to account for the construction work completed to date. BETA has done a site inspection and agrees to release almost \$300K.

Modify item E, sidewalk to be completed by December 2021.

Mr. Zhaka, clarify the sidewalk binding by December 2021.

Ms. McCabe read off the suggested conditions of approval.

*Action Taken:*

Upon a motion made by Mr. Atkins and seconded by Mr. Pfaff, The Planning Board voted via roll call, 5-0 to approve the Applicant's request to modify the original 2016 Definitive Subdivision Certificate of Vote conditions 4 and 6 to be replaced as outlined in the Applicant's October 22, 2019 memorandum, and further modified to add language that the full length of the sidewalk shall be completed by December 31, 2021.

Upon a motion made by Mr. Gorman and seconded by Mr. Pfaff, The Planning Board voted 5-0 via roll call to close the Public Hearing.

Upon a motion made by Mr. Gorman and seconded by Mr. Pfaff, The Planning Board voted via roll call 5-0 to open the Public Meeting for Public Comments.

Public Comments: None

### **Request for Partial Release of Performance Guarantee, Westwood Estates Definitive Subdivision**

Mr. Johnson, Norwood Engineering, was present and he reviewed BETA's estimate, and the applicant has no issue with the amount.

Board Comments: None

Staff Comments:

BETA updated the estimated, and recommends releasing \$296,180 and will hold \$390,715 for the remaining work.

*Action Taken:*

Upon a motion made by Mr. Atkins and seconded by Mr. Pfaff, the Planning Board voted 5-0 via roll call based on BETA's recommendation to release \$296,180 based on work done and will hold \$390,715 for the remaining work.

**215 High Street - Open Space Residential Development (OSRD) Special Permit Public Hearing (continued from 10/1/19).** High Meadows, LLC proposes to construct 15 age-restricted single-family homes at 215 High Street as part of an open space residential development. A portion of the open space is on the rear of 258 Grove Street. The application includes a consolidated EIDR\* and EMM\* review and public hearing.

Applicant: Michael Yanoff was present and explained that they took into account comments and details from the last meeting and have revised the proposal accordingly and reduced the number of units.

Mark Romanowitz, High Meadow, was present and explained that the biggest change was to drop to 15 homes, and have 2 affordable homes off site. He went over the proof plans and they meet the 400 square foot requirement, it helps with the stormwater and there is more open space between homes.

Tom Houston of PSC, the Planning Board's peer review consultant, was present and agreed that they have made some substantial changes. Stormwater continues to be an issue and needs further work that the Applicant is still working on. He explained that the soils are challenging on the front of the site with high ground water. The Applicant will excavate and that will be the drainage solution by diverting the water to the back of the site to be infiltrated where the ground water is not as high. Traffic on High Street is an issue in general, but this proposal is modest and age restricted, and the traffic on High Street and surrounding area will not be impacted with this proposal. Mr. Houston recommends the Board spend time this evening on the policy direction to be given to the applicant so they can revise and finalize the plans.

Ms. McCabe, stated that the Planning Board should weigh in now for a further continued hearing. An important one is the Applicant's affordable housing proposal for the two units off site in single-family homes desired for family affordable. With the reduction in the total number of units two affordable units are required. The Zoning requires affordable to be onsite, unless there is an alternative, proposing 2 off site. Ms. McCabe stated that the Housing Authority and Housing Partnership is in support of the 2 offsite and one on-site properties. The Housing Partnership requests the scope of proposed work and inspection of the homes to understand the current condition of the two other properties.

Staff Comments:

Ms. McCabe stated that the Housing Authority and Housing Partnership are in support of the Applicant's proposal for off-site family housing. The Housing Partnership requests the scope of proposed work for the two other properties. The Pedestrian and Bike Safety Committee, prefer a sidewalk on both sides, but if not wants funds into the Sidewalk Fund.

Mr. Houston continued with his presentation and reviewed each of the 13 listed in the Policy Guidance Sheet in front of the Planning Board.

Public Comments:

R. Chiurri, 165 High Street, was present and said that he has a drainage ditch behind his home. He is concerned about flooding and impacts to his property.

E. Hayes, 229 Woodland Road, was present and asked why neighbors were not notified about the affordable house proposed for the house on Lanark Drive. She believes there should be further study of impacts to neighborhoods when there is an affordable house in a neighborhood.

M. Cairo, 453 High Street, expressed opposition and recommendation for more open space and preservation of existing trees. Recommended more sidewalks, more trees, and more board review.

J. Sorbelis, was present and is in support of the project. If people can downsize and stay in Westwood, it is a plus for the town too; they will pay Westwood taxes and not look elsewhere.

M. Frisoli, 304 Grove Street, was present, he is an abutter and he is in support of the proposal.

S. Lesage, 50 Lanark Drive, wanted the affordable units on the site of the project, more lighting, too many waivers.

S. Hanley-Longville, Looking at the needs of the resident would like to see more affordable options for seniors over 55 years of age.

P. Vandederydt, 134 Fieldstone Road, was present and is supporting an over 55 community.

Mr. O'Donnell, 43 Lanark Drive, believes there is a need for affordable housing for seniors and would like to see the affordable on the project site.

K. Raftery, 20 Lanark Drive, was present and wants communication to the neighbors of the affordable unit proposed on Lanark Drive and feels there is a lack of studies of how one affordable property impacts a neighborhood.

Sarah Bouchard, Housing and Zoning Agent, said that the marketability of affordable housing, deep and wide need for senior housing, it would serve a greater need, but his serves a wider need.

P. Hayes, 229 Woodland Road, questioned why an off-site affordable housing unit being considered.

D. Demico, Lanark Drive, opposed to the project, would like to have a study of impacts of one affordable home in a neighborhood.

P. Frodigh, 189 Westfield Street, regulations might not be ideal, the developer have lived with the confines, this is a wonderful project and voice support for the proposal. Provides an alternative to residents that want to downsize and stay in Westwood.

Ms. Soule, 233 High Street, does not believe there is enough open space in this proposal and opposed to the off-site affordable proposal.

#### Board Comments:

The Board went through each waiver and decision item.

#### Affordable Housing Board Discussion.

Affordable housing, would rather see it off site? Age restricted units are not needed. Is this proposal beneficial?

Yes. Rental is a different story.

You could get creative and make them rental? A question for the developer.

Challenge was the affordable homes on site? Selling them age restricted? Why not rent them? Be creative.

Will offsite serve the needs of the town? Lee Barberi, one of the developers, hard to sell units, does not work financially need affordable housing for families. Focused on Family affordability. Did on site and they sat.

Would like to see 3 on-site and see some creativity. Taking away from someone else that can come into Westwood.

Trading one issue for another.

This Board does not work for the Developer, we owe it to our town to see that processes are followed.

How to make a home affordable? Notify the Town to do a deed restriction.

Ms. McCabe went over other affordable housing off site properties in town.

Open Space Standards:

The open space area is designed to maximize the buffer between abutting properties and habitat. There are no trails or formal passive recreation elements in the open space. Three members felt the open space as designed does not meet the purpose of the zoning. Mr. Pfaff was okay with the open space as designed and Mr. Delay didn't have any comments.

Limit Number of Bedrooms:

Not in favor of the flexibility, the infrastructure is being built for two bedrooms; they could work with a deed restriction. The Board reviews the plans and requires no more than two bedrooms for age-restricted with cased openings so other rooms cannot be easily converted.

Community Facilities:

An outdoor community area is proposed with a bocce court and seating. All board members felt this was reasonable as a gathering space for the residents.

Sidewalks:

55 and over community, need on both sides of the street. Three Planning Board members want one side (Community Bocce side) with contributing to the Sidewalk Fund and two want both sides of the street sidewalks.

Pavement Width:

20 feet is not enough, would like to see 22 feet, and agree with one side of street parking. Planning Board agreed with 22 ft. wide street.

Street Location & Alignment:

Four Board members are okay with it, one was unsure.

Access Drive Location:

It is within the setback. It's Okay, 20 feet away from the property line. Need to sign with the abutter? Up to the Planning Board, this location of the access drive was okay by all members of the Planning Board.

Right-of-Way Width:

Has there ever been streets that were private and then become public? *Yes, it has to go to Town Meeting and has to pass.* A Planning Board member was concerned with not having the right of way even if the road was proposed to be private at this time.

Dead-End Streets:

Fire Chief is okay with the proposal, there are 3 fire hydrants, but need to get the truck in. John Deckers, Fire Chief, was present and highly recommend sprinklers in all the homes, 500 feet is nothing. 800 feet is no problem. Chief Deckers said the turning radius is fine. Police may need to weigh in. After discussion and hearing from the Fire Chief, the Planning Board is okay with the length of the road as proposed over the 500 ft. maximum with the additional hydrants and with consideration of the sprinklers in the homes.

Granite Curbs:

Relatively minor thing, harder to park on the grass. The Planning Board was okay with the request for the curb materials.

Exterior Lighting:

Mr. Houston: Majority is illuminated, the sidewalk is illuminated, and safe. The Board asked the lighting to be updated to meet the minimum lighting requirements.

Street Trees:

We want street trees: Mr. Romanowitz said his plan shows the common area plantings, in favor of less formal lining of trees. There will be trees with the house plans too. The Board was supportive of varied special arrangements for the planting plan to have the trees at varying distances in a more fluid landscape than the strict 30 ft. on center.

Staff Comments:

Ms. McCabe wants the Planning Board follow up with the affordability piece, only two affordable units are needed, and the Planning Board preferred family affordable units during the Preliminary Review as family affordable is currently in demand in Westwood.

The Board members would now like to see the affordable units on-site, and suggested a creative approach, possibly a different style.

The Applicant responded that they went through the concept; they already own the off-site affordable homes after reviewing with the Board and working with staff. The Applicant stated that family affordable was what the Planning Board requested to provide and therefore off-site was sought. Applicant asked that this request be taken under consideration.

Board Comments:

Planning Board members now prefer the affordable housing be onsite in the project.

Applicant: At the last meeting they were not purchased, they were identified. As part of the process the Applicant understood that the affordable homes needed to be purchased and family affordable was preferred.

Public Comment:

Ms. Soule, 233 High Street, was present and said, that is the cost of doing business.

Public Comments:

M. Cairo, High Street, I think the price point may make a difference on how the home would move.

Board Comments:

One Board member recommended: 10 homes, not 15 and 1 on-site affordable is maybe the best option. 9/1 would work not 10 and 1.

Ms. McCabe, said it sounds like it will not be approvable, the applicants still needs to work on the stormwater design and drainage plans, but family affordable is not permissible within this project proposal and the affordable as now requested by the Board is not likely. She recommends a continuance to the December 10th meeting.

*Action Taken:*

Upon a motion made by Ms. Conant and seconded by Mr. Pfaff, The Planning Board voted via roll call 5-0 to continue the public hearing to Tuesday December 10, at 7:00 pm, 50 Carby Street.

Mr. Delay left the meeting via the phone.

**300 Washington Street, Limited EIDR Public Hearing.** Westwood Fire Department proposal to construct a Firefighter memorial area including paver patio in front lawn area.

Applicant: Chief Deckers, was present to discuss a Firefighter's Memorial at the Union's request. It will be a 20 X 20 site with plantings, inlaid, 3X5 foot stone, lighting, landscaping, black polished stone, concrete paving with the Maltese cross.

Board Comments:

How many Fire Fighters in Westwood have fallen? *About 5*  
Cost? *\$25,000*  
It's a limited EIDR, in favor.

*Action Taken:*

Upon a motion made by Mr. Atkins and seconded by Mr. Pfaff, the Planning Board voted 4-0 to approve the Limited EIDR request.

Upon a motion made by Mr. Gorman and seconded by Mr. Atkins, the Planning board voted 4-0 to close the public hearing.

**Open Space and Recreation Plan, Continued Public Hearing.** The Open Space and Recreation Plan was conditionally approved by MA Division of Conservation and Recreation in July 2019. Request for further edits are in progress. This hearing was continued to allow time to make changes.

*Action Taken:*

Upon a motion made by Mr. Atkins and seconded by Ms. Conant, the Planning Board voted 4-0 to continue the public hearing to Tuesday, January 7, 2020 at 660 High Street at the Westwood Library at 7:00 pm.

**Other Business & Administrative Items:**

**600 Clapboardtree St.** - Request for Release of Performance Guarantee

Mr. Paradis, BETA, was present and did review the site; generally there are a couple outstanding issues. There was a memo on 10/31, to fix 5 feet of rock wall and a couple of trees that are dead. Ms. McCabe will follow up with the Developer, these last remaining items must be completed before release of the funds.

**1501 High Street, Approval Not Required (ANR) Plan** - To divide 2.3 acre lot into two lots.

McCabe, ANR, All Planning Board members that were present signed it.

*Action Taken:*

Upon a motion made by Mr. Atkins and seconded by Mr. Pfaff, the Planning Board voted 4-0 to endorse the ANR at 1501 High Street.

**Review of Upcoming ZBA Applications**

Fox Hill Village, Ms. McCabe drafted a memo to the Zoning Board with recommendations and six suggested conditions. November 20th is the next Zoning Board meeting.

Board Comments:

On site, would mean assisting living affordable is a better option; the offsite location is right next door. On site would be assisted living.

*Action Taken:*

Upon a motion made by Ms. Conant and seconded by Mr. Atkins, the Planning Board voted 4-0 to submit the memo drafted tonight by Ms. McCabe.

**Select Peer Review Consultant for upcoming project**

Eversource is scheduled for your December 10th meeting for a new building at 141 Woodland Road. You received two peer review proposals one from BETA and PSC. Please review and select a consultant for your December 10th meeting.



*Action Taken:*

Upon a motion made by Mr. Atkins and seconded by Ms. Conant, the Planning Board voted 4-0 to select PSC as the peer reviewer for 141 Woodland Road.

**Adjournment:**

Upon a motion made by Ms. Conant and seconded by Mr. Atkins, the Planning Board voted 4-0 to adjourn the meeting at 11:26 pm.

**List of Documents:**

<p>Memorandum from Town Planner Abby McCabe to Planning Board Members, RE: Meeting Summary for November 5, 2019 Meeting, Dated November 1, 2019, revised November 4, 2019</p> <p><b>Comprehensive Plan Update - Public Presentation</b></p> <p>Cover Letter from Chair, From: Jack Wiggin, To: Planning Board, 10/15/2019, 2 pages</p> <p>Public Presentation Schedule 2019-2020, From: Comprehensive Plan Steering Committee, 10/2/2019, 1 pg</p> <p>Open Space Recreation Section DRAFT 10-29-2019, 10/29/2019, 8 pages</p> <p>Exhibit: Map O1 Open Space &amp; Recreation Land, 1 page</p> <p>Exhibit: Open Space &amp; Recreation Plan, 2019, 10/29/2019, 7 pages</p> <p>Natural and Cultural Resources Section 10-29-2019 DRAFT, 10/29/2019, 9 pages</p> <p>Exhibit: Westwood Land Trust Property Descriptions, 2/20/2019, 1 page</p> <p>Exhibit: OSRP Survey Summary 2019, 23 pages</p> <p>Exhibit: Survey Results 04-17-2019 (Comp. Plan Survey), 26 pages</p> <p>Exhibit: Comp Plan Survey Open Ended Comment Responses, 22 pages</p> <p>Exhibit: A Preliminary Vision, June 19, 2019 Report, From: Community circle with Barrett Planning Group, LLC, To: The Town of Westwood, 6/19/2019, 26 pages</p> <p>Exhibit: Comp Plan May 2019 Visioning-Session-Summary, 5/18/2019, 27 pages</p> <p>Exhibit: Norfolk County Registry CPA Funds 2018, From: William P. O'Donnell, To: Abigail McCabe &amp; Westwood Planning Board, 1/18/2019, 2 pages</p> <p>Exhibit: CPA Reference Material Funding Examples, 9 pages</p> <p>Exhibit: CPA Tax Background, 5 pages</p> <p>Backup: 2000 Plan Open Space &amp; Recreation Section, 5 pages</p> <p>Backup: 2000 Comprehensive Plan, From: Herr &amp; James Associates, To: Westwood Planning board, 2/4/2000, 48 pages</p> <p>Backup: 2000 Comp Plan Natural and Cultural Resources, 4 pages</p> <p>Backup: Water Resources Map, From: PCG Associates, 1 page</p>	<p><b>PDF</b></p>
<p><b>Housing Production Plan</b></p> <p>Public Hearing Notice, From: Westwood Planning Board, 10/9/2019, 1 page</p> <p>Cover Letter from Housing Partnership, From: Sarah Bouchard, To: Abby McCabe &amp; Planning Board, 10/9/2019, 1 page</p> <p>Housing Production Plan (HPP) Draft 9.10.19 - Reviewed by PB 9.17.19, 9/10/2019, 47 pages</p> <p>Housing Production Plan Draft 8.9.19</p> <p>Official Zoning Map May 2018, 1 page</p> <p>Survey of Housing Needs Results, From: Responster, 11/6/2018, 73 pages</p> <p>Group Exercise -Introductions, 3 pages</p> <p>Group Exercise Materials Obstacles, 3 pages</p> <p>Group Exercise Materials Parcel Mapping, 2 pages</p> <p>Group Exercise Materials Perfect World, 3 pages</p> <p>Group Exercise Materials Strategic Zoning, 3 pages</p> <p>Group Exercise Materials Strategies, 3 pages</p> <p>Housing Visioning Presentation 11.13.2018, 40 pages</p> <p>Housing Production Plan Planning Board Presentation 9/17/19, 23 pages</p>	<p><b>PDF</b></p>

<p><b>Westwood Estates Modification Request</b></p> <p>October 22 Public Hearing Notice, From: Westwood Planning Board, 9/19/2019, 1 page</p> <p>Modification Narrative, From: Norwood Engineering, To: Westwood Planning Board &amp; Abigail McCabe, 8/27/2019, 2 pages</p> <p>Plan Proposed Modifications (Trees &amp; Sidewalks) Construction Phasing, From: Norwood Engineering, 8/27/2019, 2 pages</p> <p>Decision 2016 Definitive Subdivision Approval, From: Westwood Planning Board, 11/15/2016, 16 pages</p> <p>Westwood Estates Photos, 8/28/2019, 4 pages</p> <p>Peer Review Comments-Westwood Estates Review 10-31-16, From: Professional Services Corporation, PC, To: Abigail McCabe, 10/31/2016, 12 pages</p> <p>Planning Board Approves Meeting Minutes 11-01-2016, 5 pages</p> <p>Modification Request 09-12-2019 Construction Phasing, From: Norwood Engineering, To: Abigail McCabe, 9/12/2019, 2 pages</p> <p>NEW: Revised Modified Westwood Estates Construction Phasing Plans, From: Norwood Engineering, 9/12/2019, 2 pages</p> <p>Photo Roadway 09-16-2019, 1 page</p> <p>Photo Facing Canton St at Old Hedgerow Bult 09-16-2019, 1 page</p> <p>Photo View New Hedgerow Drainage 09-16-2019, 1 page</p> <p>Photo Hedgerow Ln 10-15-2019, 1 page</p> <p>Hedgerow Ln Photo 2 10-15-2019, 1 page</p> <p>Hedgerow Ln Photo 3 10-15-2019, 1 page</p> <p>Health-Report-Westwood-Estates 2016, From: Linda Shea, To: Westwood Board of Health, 2/22/2016, 1pg</p> <p>Subdivision-Control-Law Guide Sheet, From: Commonwealth of Massachusetts Department of Housing &amp; Community Development, 11/30/2016, 17 pages</p> <p>Newspaper ad, 9-26-19, Transcript Bulletin, 9/26 &amp; 10/3/2019, 1 page</p> <p>Newspaper ad- 10-3-19, Legal Notice, 1 page</p> <p>Photos 10-18-2019 (2 pages), 10/18/2019, 2 pages</p> <p>Drainage Narrative &amp; Project Documents 2016, From: Norwood Engineering, To: Canton Street Realty Trust, 10/5/2016, 28 pages</p> <p>2016 Approved SWPPP &amp; Long Term O&amp;M, From: Norwood Engineering, To: Canton Realty Trust, 9/29/2016, 15 pages</p> <p>Modification Memo from Applicant, From: Peter Zahka, To: Westwood Planning Board, 10/22/2019, 2 pages</p> <p>NEW: Eversource Email Hedgerow Ln Gas Install 10-23-2019</p>	<p>PDF</p>
<p><b>215 High Street OSRD SP Continued Public Hearing</b></p> <p>Response to Peer Review Memo, From: Thomas Houston, PSC, To: Westwood Planning Board, 9/30/2019, 27 pages</p> <p>Revised Site Plans 10.23.19, From: J.K. Holmgren Engineering, Inc., 10/21/2019, 17 pages</p> <p>House Plans A, B &amp; C SP FILING 10-21-19, From: RL Design, 10/15/2019, 9 pages</p> <p>Affordable Housing Proposal, From: High Meadows, LLC, 3 pages</p> <p>Appendix, 1 page</p> <p>Construction Mitigation Plan, From: High Meadows, LLC, 2 pages</p> <p>Revised Drainage Report 10.23.19, From: J.K. Holmgren Engineering, To: Westwood 215 High Street LLC, 10/21/2019, 251 pages</p> <p>Yield Calculations, 1 page</p> <p>Revised Fiscal Report Westwood 10 24 19, From: Fougere Planning &amp; Development, Inc., To: High Meadows, LLC, 10/18/2019, 14 pages</p> <p>Vanasse Age-Qualified letter 10.15.2019, From: Vanasse &amp; Associates, Inc., To: High Meadows, LLC, 10/5/2019, 6 pages</p> <p>Waivers from Rules &amp; Regulations, 3 pages</p> <p>Revised Open Space Plan, From: J.K. Holmgren Engineering, Inc., 10/25/2019, 1 page</p> <p>Revised Landscape-Lighting Plans 10-23-2019, From: Hawk Design, Inc., 10/23/2019, 9 pages</p>	<p>PDF</p>

<p>Sidewalk Fund Sketch Contribution, 1 page  Sidewalk Fund Contribution Estimate 10-25-19, From: High Meadow, LLC., 10/24/2019, 1 page  Sidewalk Fund Sketch Plan 2, 1 page  Sidewalk Fund Estimate 2 Breakdown, From: High Meadow, 10/24/2019, 1 page  Peer Review Memo 2nd Submission 103019, From: Thomas Houston, PSC, To: Westwood Planning Board, 10/30/2019, 33 pages  Proof Plan: 2 Lot SubDivision, From: Norwood Engineering, 6/19/2003, 1 page  OSRD Single Family Proof 2, From: Hawk Design, Inc., 10/28/2019, 1 page  Proof Plan, From: Hawk Design, Inc., 10/28/2019, 1 page  Age Restricted OSRD Proof Plan, From: Hawk Design, Inc., 1/25/2018, 1 page  Yield Calcs Proof Plan - Single Family OSRD, 1 page  Aerial View 215 High Street, 1 page  Truck Turning Radius 11-04-2019, From: J.K. Holmgren Engineering, Inc., 11/12/2019. 1 page  WAHA Memo-Affordability, From: L. Rizoli, To: Abby McCabe &amp; Westwood Planning Board, 9/26/2019,1pg  Policy Guidance Meeting Sheet, dated 11/5/19  Pedestrian Bike Safety Committee Recommendation  Public Comments: Stata  Public Comments: MEWashienko  Public Comments: EGainey  Public Comments: Soule  Public Comments: MLazor  Public Comments: Lamir Heger  Public Comments: DeWolfe  Public Comments: Frisoli  Public Comments: McDonald  Public Comments: KGoldman (second letter)</p>	
<p><b>300 Washington Street - Limited EIDR Public Hearing</b>  Public Hearing Notice, Westwood Planning Board, 10/11/2019, 1 page  Existing Site Layout, 1 page  Proposed Memorial Layout, 1 page  Site Plan Layout Sheet, Dore &amp; Whittier Architects, Inc., 1/27/2015, 1 page  AS-BUILT Plan Fire Station, From: Brennan Consulting, 8/11/2017, 1 page  Application-300 Washington Street, 10/17/2019, 3 pages  Photographs-300 Washington Street, 3 pages  Waiver Request-300 Washington Street, From: Chief Deckers, To: Planning Board, 10/17/2019, 1 page</p>	<p><b>PDF</b></p>
<p><b>1501 High Street ANR</b>  Application and ANR Plan High Street 1501, 1 page  Aerial View, 1 page</p>	<p><b>PDF</b></p>
<p>Fox Hill Village Affordable Proposals 10-17-2010  Draft memo to ZBA from Town Planner from Planning Board  PSC and BETA response to request for qualifications</p>	<p><b>PDF</b></p>