

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

Brian D. Gorman, Chair  
Deborah J. Conant, Vice Chair  
Christopher A. Pfaff, Secretary  
David L. Atkins, Jr.  
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**PLANNING BOARD**

**CERTIFICATE OF VOTE**  
**DEFINITIVE SUBDIVISION**

**WESTWOOD ESTATES DEFINITIVE SUBDIVISION**  
**HEDGEROW LANE**

Land Affected by Modification: 6, 18 & 22 Hedgerow Lane (Assessor's Map 32, Lots 200, 202, & 201)

Land Involved with Westwood Estates Definitive Subdivision: 25, 26, 29, 30, 33, 34, 37, 38, 41, 42 Hedgerow Lane (Assessor's Map 32, lots: 197, 220, 219, 218, 217, 009, 213, 214, 215, 216)

Pursuant to M.G.L. Chapter 41, §81 and Westwood's Subdivision Rules and Regulations, the Planning Board of the Town of Westwood, at a meeting on May 14, 2019 by vote of five (5) members in favor and none (0) opposed, voted to **approve** the Modification to the Westwood Estates Definitive Subdivision plan to modify the lot lines for the lots on Hedgerow Lane (#6, 18, and 22 (fka 21) Hedgerow Lane) as shown on the plans entitled "Modification of Westwood Estates Subdivision of Land Hedgerow Lane, Westwood, Massachusetts" dated April 15, 2019, prepared by Norwood Engineering of Norwood, MA, and filed with the Planning Board and Town Clerk on April 17, 2019.

**PROJECT SUMMARY AND BACKGROUND**

On November 1, 2016, the Planning Board voted to conditionally approve a Definitive Subdivision and Earth Material Movement Special Permit plan for the removal, filling, and re-grading of earth to be exported from the property for a ten (10) lot subdivision named "Westwood Estates" at property formerly known as 443 Canton Street and 9 Hedgerow Lane as shown on the plans entitled "Westwood Estates" Definitive Subdivision Plan A Single Family Residential Subdivision Canton Street in Westwood, Massachusetts, dated February 10, 2016, last revised on November 1, 2016 per Planning Board approval, prepared by Norwood Engineering Co., Inc, and endorsed by the Planning Board on January 10, 2017.

The approved plans and condition #18 of the Planning Board's November 1, 2016 Certificate of Vote required the Applicant to remove the existing pavement and street features within existing surplus layout of Hedgerow Lane to be lawn area in the Town's right-of-way and re-aligned with the new Hedgerow Lane subdivision road.

At Annual Town Meeting on May 6, 2019 (Article 13), Town Meeting approved the discountenance of the surplus public layout for the former Hedgerow Lane layout.

The current modification proposes removing the street features including pavement and curbing and lot line adjustments for the lots to front on the new Hedgerow Lane.

### **STATEMENT OF FINDINGS**

After having reviewed all the plans and reports filed by the Applicant and its representatives, and having considered the technical analysis, supplemental information provided during the course of the public hearing, correspondence and testimony from representatives from various boards, commissions, departments with the Town of Westwood, members of the public, and from all other interested parties, the Town of Westwood Planning Board makes the following procedural findings and project findings:

#### **Procedural Findings:**

1. On April 17, 2019, an application was filed by or on behalf of Canton Street Realty Trust (hereinafter referred to as the "Applicant") with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application") pursuant to M.G.L. Chapter 41, Section 81, and the Rules and Regulations Governing the Subdivision of Land in Westwood, last amended April 25, 2016.
2. Pursuant to M.G.L. Chapter 41, Sections 81k through 81GG (hereinafter "Subdivision Control Law"), and the applicable provisions of the Rules and Regulations, the Planning Board caused notice of the public hearing to be published in the Westwood Press, a newspaper of general circulation in Westwood, on April 26, 2019 and again on May 3, 2016. Notice of the public hearing was posted in the Westwood Town Hall in the office of the Town Clerk on April 18, 2019 and continuing through the opening of the public hearing on May 14, 2019. Said notice of the public hearing was mailed postage prepaid to the applicant, property owner, and all abutters and parties of interest as prescribed in the Subdivision Control Law on April 18, 2019.
3. The Planning Board provided copies of the Application to other Westwood boards and commissions, departments and officials, including, but not limited to, the Board of Health, Select Board, Building Commissioner, Conservation Commission, Department of Public Works, Police Chief, Fire Chief, Historic Commissioner, Pedestrian and Bicycle Safety Committee, and the Dedham Westwood Water District on April 17, 2019.
4. The Board of Health filed their report to approve the Definitive Subdivision on May 3, 2019, pursuant to M.G.L. Chapter 41, Section 81U.
5. After notice and publication was provided pursuant to the applicable provisions of the Subdivision Control Law and the Board's Rules and Regulations, the public hearing on the Application commenced on May 14, 2019, in the Champagne Meeting Room at the Carby Street Municipal Offices, 50 Carby Street, Westwood, MA 02090, and was closed the same evening.
6. The Board finds the proposed modification to remove the pavement and extend the driveways from the old Hedgerow lane abutting properties to the new Hedgerow Lane is consistent with the intent and purpose of the 2016 Definitive Subdivision approval to improve the intersection from Canton Street to the new Hedgerow Lane. The former

Hedgerow Lane layout is to be conveyed to the abutting lot owners and combined with the abutting properties as shown on the submitted plans and approved modified plan prepared by Norwood Engineering dated April 15, 2019.

7. Westwood Planning Board members David L. Atkins Jr., Brian D. Gorman, Christopher A. Pfaff, Deborah J. Conant, and William F. Delay were present for all sessions of the public hearing at which testimony was taken. The Board deliberated on the Application at duly authorized meeting on May 14, 2019.

### APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Planning Office and the Office of the Town Clerk on April 17, 2019 and the following material associated with this application.

1. Application for Definitive Subdivision Plan; prepared by David Spiegel of Canton Realty Trust on April 16, 2019; received as complete by the Planning and Town Clerk on April 17, 2019.
2. Cover Letter Narrative to Abigail McCabe from David A. Johnson of Norwood Engineering, dated April 15, 2019.
3. Plans entitled "Modification of Westwood Estates Subdivision of Land Hedgerow Lane, Westwood, Massachusetts", dated April 15, 2019, prepared by Norwood Engineering stamped by Matthew D. Smith.
4. Approved Layout sheet 3 and 6 of 16 from 2016 Definitive Subdivision Plan approval plan set.
5. Certificate of Vote for Definitive Subdivision and Earth Material Movement approval dated November 1, 2016 for Westwood Estates Subdivision.

### RECORD OF VOTE

The following members of the Planning Board voted on May 14, 2019 to grant **Approval** for the abovementioned Definitive Subdivision Project: David L. Atkins, Jr., Brian D. Gorman, Christopher A. Pfaff, Deborah J. Conant, and William F. Delay.

The following members of the Planning Board voted in opposition to this Definitive Subdivision Approval for the abovementioned Project: None.



June 4, 2019

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Abigail McCabe, Town Planner

DATE