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**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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**PLANNING BOARD**

**NOTICE OF DECISION**

**Reynold's Farm Senior Residential Development**

**MODIFICATION OF  
SENIOR RESIDENTIAL DEVELOPMENT SPECIAL PERMIT  
EARTH MATERIAL MOVEMENT DEVELOPMENT SPECIAL PERMIT  
ENVIRONMENTAL IMPACT DESIGN REVIEW APPROVAL  
October 22, 2019**

In compliance with Chapter 40A of the General Laws of the Commonwealth of Massachusetts, you are hereby notified that the Westwood Planning Board has, by a vote of five (5) in favor and none (0) opposed, voted to **grant** the modification of its January 24, 2012 decision approving the Application of Edward J. Musto for a Senior Residential Development (SRD) Special Permit pursuant to Section 8.4 [Senior Residential Development] of the Town of Westwood Zoning Bylaw, and for an Earth Material Movement (EMM) Special Permit pursuant to Section 7.1 [Earth Material Movement] of that bylaw, and for an Environmental Impact and Design Review (EIDR) Approval pursuant to Section 7.3 [Environmental Impact and Design Review] of that bylaw, which decision was previously modified by votes of the Planning Board on June 19, 2012, August 28, 2012, January 15, 2013, April 29, 2013, February 25, 2014, June 10, 2014, December 15, 2015, and July 15, 2019. Said modification to the Special Permit for Reynolds Farm Senior Residential Development is intended to provide Planning Board approval of the Updated Glossa Plan for execution in accordance with the terms of the Reynolds Farm Settlement Agreement dated June 14, 2019, which may be amended.

**LAND AFFECTED:** 1561 High Street  
Assessor's Map 34, Lot 43  
Size of Subject Property: ±3.93 acres  
Description of Project: 12 Senior Residential Units

The Planning Board hereby certifies that attached hereto is a true and complete copy of the Board's decision and that said decision and any plans referred to therein have been filed with the Planning Board and Town Clerk.

The Planning Board hereby certifies that statutory requirements have been complied with pursuant to Section 9 of said Chapter 40A.

Appeals, if any, shall be made pursuant to Section 17 of said Chapter 40A and shall be filed within twenty (20) days after the filing of a copy of the decision in the office of the Town Clerk.

Date of Planning Board Decision: October 22, 2019

Abigail McCabe, Town Planner  
DATED: December 20, 2019

**DECISION OF THE PLANNING BOARD  
Reynold's Farm Senior Residential Development**

**MODIFICATION OF  
SENIOR RESIDENTIAL DEVELOPMENT SPECIAL PERMIT  
EARTH MATERIAL MOVEMENT DEVELOPMENT SPECIAL PERMIT  
ENVIRONMENTAL IMPACT DESIGN REVIEW APPROVAL**

**October 22, 2019**

**APPLICANT:** Edward J. Musto  
**PROPERTY OWNER:** Canton Terrace LLC  
**PROPERTY LOCUS:** 1561 High Street  
Assessor's Map 34, Lot 43

**BACKGROUND AND PROJECT SUMMARY**

The Applicant proposes modifications to the previously granted Senior Residential Development Special Permit to construct twelve (12) senior residential units, in six (6) buildings of two (2) units each, served by an access drive. The property is located in the Single Residence C (SRC) zoning district.

The Special Permit plans were last modified and approved by the Planning Board on July 15, 2019. The final revised plan set approved at that time is entitled "Reynold's Farm A Senior Residential Development Westwood, MA" dated May 19, 2019, last revised July 16, 2019 consisting of thirteen (13) plan sheets prepared by John Glossa.

This modification and approval modifies the plans last revised July 16, 2019 by reconfiguring the roof drainage downspouts between units 53 and 61; modifies the bituminous concrete curb to allow for the installation of a mono-berm; modifies the existing retaining wall to allow for the installation of a terraced wall subject to providing the wall detail on a final revised plan set; and permits an alternative planting plan with alternative tree species to be submitted to BETA Group and the Town Planner for final review and approval. The tree species may vary but the minimum tree and shrub sizes shall be as required shown on the July 16, 2019 approved plans.

**APPLICATION AND PLANS**

The Planning Board evaluated the Application filed with the town's electronic permitting system by or on behalf of the Applicants beginning on September 26, 2019, and accepted as complete on October 2, 2019, for modifications to the approved Senior Residential Development Special Permit, including the following related submissions:

1. Plan entitled "Reynold's Farm, Site Plan, Plan of Land in Westwood, MA", prepared by Glossa Engineering, Inc., 46 East Street, East Walpole, MA 02032, dated May 19, 2011, and revised through October 1, 2019, consisting of thirteen (13) sheets (hereinafter "Modified Glossa Plan").
2. Document titled "Settlement Agreement", dated June 14, 2019, consisting of twenty-one (21) pages plus Exhibits (hereinafter "Agreement").
3. Modification request memo prepared by Edward Musto dated 9/26/19 revised 10/8/19.

4. Memorandum from Phil F. Paradis, Jr., PE of BETA Group dated October 7, 2019, revised October 18, 2019, Subject: Reynolds Farm Plan Modification Review (2 pages).
5. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

### **STATEMENT OF FINDINGS**

After having reviewed all the plans and reports filed by the Applicant and its representatives; having considered the technical analysis, supplemental information provided during the course of the public hearing, correspondence and testimony from representatives from various boards and commissions and departments within the Town of Westwood and from all other interested parties, the Town of Westwood Planning Board has determined that the Application for proposed modification, complies with the requirements of Section 8.4 [Senior Residential Development] and other applicable sections of the Zoning Bylaw. Specifically, the Planning Board makes the following procedural findings and project findings:

#### **PROCEDURAL FINDINGS:**

1. The Planning Board is the Special Permit Granting Authority for the SRD Special Permit, the EMM Special Permit, and the EIDR Approval, pursuant to Sections 8.4, 7.1 and 7.3 of the Westwood Zoning Bylaw.
2. On January 24, 2012, the Westwood Planning Board granted a Senior Residential Development (SRD) Special Permit pursuant to Section 8.4 [Senior Residential Development] of the Town of Westwood Zoning Bylaw, an Earth Material Movement (EMM) Special Permit pursuant to Section 7.1 [Earth Material Movement] of that bylaw, and an Environmental Impact and Design Review (EIDR) Approval pursuant to Section 7.3 [Environmental Impact and Design Review] of that bylaw for the Reynolds Farm Senior Residential Development (hereinafter "Project").
3. The Planning Board subsequently approved eight (8) modifications to the SRD Special Permit, EMM Special Permit, and EIDR Approval for the Reynolds Farm Senior Residential Development on June 19, 2012, August 28, 2012, January 15, 2013, April 29, 2013, February 25, 2014, June 10, 2014, December 15, 2015 and July 15 2019.
4. Beginning on September 26, 2019, an electronic Application was filed with the town's permitting system by or on behalf of the Applicants for a ninth (9<sup>th</sup>) modification to the approved Senior Residential Development Special Permit which was previously issued, and subsequently modified multiple times, by the Planning Board pursuant to Section 8.4, Section 7.1, and Section 7.3 of the Westwood Zoning Bylaw (hereinafter "Application").
5. The electronic Application was reviewed for completeness and accepted on October 2, 2019 for consideration by the Planning Board as a modification of the SRD Special Permit EMM Special Permit, and EIDR Approval for the Reynolds Farm Senior Residential Development.
6. The electronic Application was made available to other Town of Westwood boards and commissions, departments and officials including, but not limited to, the Board of Health, Board of Selectmen, Building Commissioner, Conservation Commission,

Department of Public Works, Economic Development Officer, Fire Chief, and Police Chief.

7. The Planning Board caused notice of a public meeting to be published in *The Transcript & Bulletins*, a newspaper of general circulation in Westwood, on October 3, 2019 and October 10, 2019. Notice of the public hearing was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on September 27, 2019.
8. Notice of the public hearing was posted in the Westwood Town Hall commencing on September 27, 2019, through the date of the public meeting on October 22, 2019.
9. After notice and publication was provided, the Planning Board's public hearing for consideration of the Application commenced on October 22, 2019, in the Champagne Meeting Room at 50 Carby Street, Westwood, Massachusetts.
10. Westwood Planning Board members David L. Atkins, Brian D. Gorman, Deborah J. Conant, Christopher A. Pfaff, and William F. Delay reviewed plan revisions, and deliberated on the request for a ninth modification of the Board's January 24, 2012 decision at a duly authorized meeting on October 22, 2019.
11. The Westwood Conservation Commission is scheduled to hold a meeting on the modification request on October 23, 2019 to consider modifications to the previously issued Order of Conditions for the Reynolds Farm Senior Residential Development.
12. Westwood Planning Board Members David L. Atkins, Brian D. Gorman, Christopher A. Pfaff, Deborah J. Conant, and William F. Delay deliberated on the Application at a duly authorized meeting October 22, 2019.

**PROJECT FINDINGS:**

1. The subject property consists of approximately 3.93 acres, located at 1561 High Street and is shown as Map 34, Lot 43 on the Westwood Board of Assessors' Map (hereinafter "Project Site" or "Property").
2. The Applicant proposes to construct twelve (12) senior residential units, in six (6) buildings of two (2) units each, served by an approximately four hundred and forty (440) foot long access drive with an eighty (80) foot diameter turn-around.
3. The Project Site is located within the Single Residence C (SRC) zoning district. The proposed Senior Residential Development constitutes a use permitted in this district, subject to the issuance of a SRD Special Permit and an EIDR Approval by the Planning Board.
4. The Settlement Agreement requires the construction to be completed in November 2019 and these modifications are proposed to assist with meeting the completion date.
5. The Applicant agrees to complete the installation of riprap in full satisfaction of the Updated Glossa Plan, and to loam and seed the maintenance path adjacent to the detention basin, whether or not previous work in these areas may have been approved for payment under the terms of the Settlement Agreement.

6. On October 22, 2019, the Planning Board voted unanimously to disapprove the Applicant's request to reduce the size of the trees from 4" caliper to 2.5' to 3.5" caliper. Therefore, the Applicant's request outlined in the October 8, 2019 written request #3 was not accepted by the Planning Board.
7. The Planning Board's October 22, 2019 Approval permits the following modifications:
  - a) Reconfigure the roof drains between units 53 and 61.
  - b) Revised the berm to allow for the installation of a mono-berm.
  - c) Allow a terraced wall behind unit 43 provided the detail is submitted to BETA to review on a revised plan set.
  - d) A revised landscape plan with alternative tree species to be planted to be submitted to BETA Group and the Town Planner for final review and approval.

### **DECISION**

On October 22, 2019, the Planning Board evaluated the request for plan modifications to the plan set last revised on July 16, 2019 for the SRD Special Permit, EMM Special Permit, and EIDR Approval decision, and as the Special Permit Granting Authority, by a vote of five (5) in favor and none (0) opposed, the Planning Board finds that the adverse effects of the Project will not outweigh its beneficial impacts to the Town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to the site, and votes to **grant** a special permit modification of its January 24, 2012 SRD Special Permit, EMM Special Permit, and EIDR Approval, as shown on the plan set last revised October 1, 2019 subject to the conditions stated herein:

### **CONDITIONS OF APPROVAL**

The approval of the abovementioned Application is subject to the following conditions:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, and with all conditions of prior approvals, including conditions not restated herein, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. The plans entitled "Reynold's Farm A Senior Residential Development Westwood, MA" dated May 19, 2010, revised through October 1, 2019, thirteen sheets prepared by John Glossa of Glossa Engineering, shall be further revised to add the detail for the modified terraced retaining wall detail located behind unit 43.
3. An alternative landscape plan revised to modify the tree species with caliper sizes no smaller than 4" caliper for all trees shall be submitted to the Town Planner and BETA Group for review and approval.
4. A copy of this Decision and the Modified Glossa Plan shall be kept on the Project Site at all times during construction.
5. The Applicant shall provide one (1) original and three (3) certified copies of an "As Built" Site Development Plan. Certification shall be by a Registered Professional Engineer and/or Land Surveyor, as required, and shall indicate that all roadways, sidewalks, storm drains, sewer mains, water mains and their appurtenances have been constructed in accordance with said Project Plans and are accurately located as

shown thereon. All detention basins shall be certified that they have been built in accordance with the approved Plans, including volume, area and location. There shall also be certification of the road centerline of finished gravel sub-base. The "As Built" plan shall be delivered to the Board in a format approved by the Information Systems Director for compatibility with the Town of Westwood GIS database.

6. Any alterations, modifications, deletions or amendments to these Special Permits and Approvals shall be done in accordance with the requirements of M.G.L. Chapter 40A § 9.

Signed as to the accuracy of the votes:



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Abigail McCabe  
Town Planner  
December 20, 2019