

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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David L. Atkins, Jr., Vice Chair
Kathleen Wynne, Secretary
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PLANNING BOARD

**MINOR MODIFICATION OF OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD) -
ENVIRONMENTAL IMPACT AND DESIGN REVIEW (EIDR) DEFINITIVE SUBDIVISION
Off Far Reach Road, 3 & 9 Recess Way
Map 03 & Lots 029, & 030**

June 29, 2021

The Planning Board of the Town of Westwood hereby **approves** the Minor Modification of the Open Space Residential Development (OSRD) – Environmental Impact and Design Review and (EIDR) Definitive Subdivision originally approved on November 17, 2015 off Far Reach Road now known as Recess Way. The modification proposes to revise the approved surface stormwater system to subsurface infiltration system on lots 1 and 2 (3 and 9 Recess Way) as outlined in a letter from Regan Andreola, and Jeffrey Murphy of Beals & Thomas dated May 26, 2021 and plans entitled "Recess Way Subdivision, Westwood, Massachusetts", prepared for Old Grove Partners, LLC, prepared by Jeffrey Murphy of Beals and Thomas, dated August 19, 2020 and last revised on May 24, 2021, Sheets 1.0-5.0.

APPLICANT: Mark Joyce
Old Grove Partners, LLC
P.O. Box 920358
Needham, MA 02494

PROPERTY OWNERS: John M. Connors, Far Reach, LLC
200 Clarendon Street, 60th Floor
Boston, MA 02116

PROPERTY LOCUS: Recess Way Subdivision
Westwood, MA 02090
Assessor's Map 03 and Lots 028, 029, 030

BACKGROUND AND PROJECT SUMMARY

The Applicant submitted an application for a minor modification to the previously approved plans entitled "Open Space Residential Development Definitive Plan, Off Far Reach Road, in Westwood, Massachusetts", prepared for Old Grove Partners, prepared by Beals and Thomas, Inc., plans dated September 3, 2015, revised November 20, 2021, which was originally granted by the Planning Board on November 17, 2021. The purpose of this minor modification is to revise the surface drainage system detention basin-1 on lot 1 (now known as 3 Recess Way) and the infiltration basin-2 on lot 2 (now known as 9 Recess Way) to convert them into subsurface infiltration systems comprised of plastic arch chambers bedded in crushed stone.

The only modification associated with this request is to amend the site plans for the drainage revisions, amend the Stormwater Management Calculations, Operation and Maintenance Plan, and the Stormwater Checklist to include the drainage revision.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicant, the Town of Westwood Planning Board has determined that the Application complies with the requirements of the Planning Board's, the Planning Board makes the following procedural findings and project findings:

FINDINGS:

1. The Planning Board considered this Project Request a Minor to the November 17, 2015 approval of the Open Space Residential Definitive (OSRD) Subdivision Development and Environmental Impact and Design Review (EIDR) Approval.
2. Westwood Planning Board members David L. Atkins Jr., Ellen Larkin Rollings, Christopher A. Pfaff, Thomas P. McCusker, and Kathleen Wynne deliberated on the Application at a duly authorized meeting on June 29, 2021.

DECISION

At a meeting on June 29, 2021, the Planning Board evaluated the Application in relation to the above findings, and did this day by a roll call vote of five (5) in favor and none (0) opposed, voted to **approve** the modification to the 2015 OSRD-EIDR Definitive Subdivision Approval to accept the revised plans entitled "Recess Way Subdivision" sheets 1.0 – 5.0 prepared by Beals & Thomas, Inc., last revised on May 24, 2021 as described above.

APPLICATION AND PLANS

The Planning Board evaluated the request for the Minor Modification of on June 29, 2021 which application was originally filed by or on behalf of the Applicant in the Planning Office on May 26, 2021 and the following related submissions ("Project"):

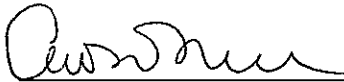
1. Application submitted by Caroline Booth of Beals and Thomas on behalf of Old Grove Partners, PB-21-19, submitted on May 26, 2021.
2. Project Narrative submitted by Jeffrey Murphy and Regan Andreola, to Westwood Planning Board, RE: 3, 6, 9 Recess Way Request for Minor Modification, dated May 26, 2021.
3. Property Owners Authorization, signed by John M. Connors, Jr. dated May 25, 2021.
4. Revised Operation and Maintenance Plan Recess Way – OSRD Subdivision, Recess Way, Westwood, Massachusetts, prepared for Old Grove Partners, prepared by Beals & Thomas, dated May 24, 2021 (21 pages).
5. Revised Stormwater Management Calculations, Calculation Summary, for Old Grove Partners, prepared by Beals and Thomas, dated September 2, 2015 and revised May 19, 2021 (115 pages).

6. Checklist for Stormwater Report, prepared by Jeff Murphy, dated May 24, 2021 (9 pages).
7. Approved plans set "Open Space Residential Development Definitive Plan Off Far Reach Road in Westwood, Massachusetts", prepared for Old Grove Partners, prepared for Beals and Thomas, Inc., dated September 3, 2015 revised through November 20, 2015 (7 Sheets).

RECORD OF VOTE

The following members of the Planning Board voted to approve the Minor Modification of the EIDR: David L. Atkins Jr., Christopher A. Pfaff, Ellen Larkin Rollings, Kathleen Wynne, and Thomas P. McCusker.

The following members of the Planning Board voted to deny the Minor Modification Request: None.



Abigail McCabe, Town Planner

DATED: June 30, 2021