

Planning Board Meeting Minutes
Tuesday March 26, 2024 7:00 p.m.
Westwood Public Library Lobby
660 High Street
Westwood, MA 02090

Call to Order:

Ms. Rollings opened the meeting at approximately 6:33 p.m.

Planning Board members present:

Ellen Larkin Rollings, Christopher A. Pfaff, Joshua C. Ames, Philip M. Giordano and Kathleen Nee.

Staff members present:

Nora Loughnane, Director of Community & Economic Development, Elijah Romulus, Town Planner, Amanda Wolfe, Housing & Land Use Planner and Jessica Cole, who recorded the meeting minutes.

**Review Street Acceptance Requests Submitted for Annual Town Meeting: Ellis Street
Mr. Romulus BETA did the survey of the portion of the road being accepted.**

Mr. Romulus suggests no issues with the street portion.

Comments:

It is a condition for bare minimum, has it been improved? *Ms. Loughnane: Subdivision is from 1929 before the Subdivision Control Law, so no conditions can be imposed. Can we recommend improvements? No conditions associated with this one. The Planning Board can't make conditions. She suggested a recommendation in favor.*

Action Taken:

MOTION FOR ELLIS STREET ACCEPTANCE RECOMMENDATION:

Ms. Nee moved that the Planning Board advise the Select Board that the subdivision which created the portion of Ellis Street that is now proposed for acceptance as a public street was filed in 1929, prior to the establishment of the Westwood Planning Board; and that the Planning Board has no objection to consideration by voters at the May 6, 2024 Annual Town Meeting of the proposed acceptance of that portion of Ellis Street described by BETA as:

BOUNDARY DESCRIPTION OF ELLIS STREET

A right of way, located in the southerly sideline of Baker Street, in the Town of Westwood, County of Norfolk, the Commonwealth of Massachusetts, and being bounded and described as follows:

Beginning at a point on the southerly sideline of Baker Street, at the northwesterly corner of the right of way herein described; thence running

S 82°08'40" E a distance of 40.00 feet to a point; thence turning and running

S 07°51'20" W a distance of 400.00 feet to a point; thence turning and running

N 82°08'40" W a distance of 40.00 feet to a point; thence turning and running

N 07°51'20" E a distance of 400.00 feet to the Point of Beginning.

The above described RIGHT OF WAY contains an area of 16,000± s.f. (0.367± acres) and is more particularly shown and described as ELLIS STREET on a plan entitled: Plan of Land in Westwood, MASS, scale 1"=80', dated September, 1926 Prepared by: E. Worthington, Engineer, and recorded in the Norfolk County Registry of Deeds, Land Court Department as Plan #865-D.

Mr. Ames seconded the motion.

Motion Carried.

Vote: 5-0-0

Review Street Acceptance Requests Submitted for Annual Town Meeting: Porter Street

Mr. Romulus stated that BETA did a survey and recommended a street acceptance.

Ms. Loughnane stated it was conditioned that the lots be held. The last lots were released and the Town learned about 10 years ago, a small portion was not accepted. The DPW did take out a bond, it was temporary, and it expired. The Select

Board is not charging betterment. Improvements are being planned. It is a short portion but needs work. Ms. Loughnane recommends no objections and not in favor.

Comments

Once accepted the DPW can maintain it as a public roadway.
Cannot use Chapter 90 funds on private roads.

Action Taken:

MOTION FOR PORTER STREET ACCEPTANCE RECOMMENDATION:

Mr. Giordano moved that the Planning Board advise the Select Board that the portion of Porter Street that is now proposed for acceptance as a public street was created in accordance with the Weatherbee Estates Definitive Subdivision, approved by the Planning Board in March 1963, subject to covenant conditions; that this portion of Porter Street was never fully constructed to subdivision roadway standards; that a search of Planning files did not identify any valid subdivision bond or surety instrument which could be employed to fund the completion of this portion of Porter Street to subdivision roadway standards; and that the Planning Board has no objection to consideration by voters at the May 6, 2024 Annual Town Meeting of the proposed acceptance of that portion of Porter Street described by BETA as:

Beginning at a point on the southerly sideline of Weatherbee Drive, at the northwesterly corner of the right of way herein described; thence running

N 81°36'40" E a distance of 41.71 feet to a point; thence turning and running

N 82°49'46" E a distance of 41.04 feet to a point; thence turning and running

SOUTHWESTERLY along a curve to the left, having a radius of 30.00 feet, an arc length of 56.37 feet, and a delta angle of 107°39'55" (said curve having a chord bearing of S 28°59'48" W and a chord distance of 48.438 feet) to a point, thence turning and running

S 24°50'09" E a distance of 328.64 feet to a point; thence turning and running

S 70°10'36" W a distance of 40.16 feet to a point; thence turning and running

N 24°50'09" W a distance of 377.98 feet to the Point of Beginning.

The above described RIGHT OF WAY contains an area of 15,341± s.f. (0.352± acres) and is more particularly shown and described as Porter Street on a plan entitled: Weatherbee Estates, Plan of Land in Westwood, MASS, scale 1"=100', dated June 1, 1962, revised Nov. 16, 1962, Prepared for: Ellen P.A. Weatherbee, John A. Weatherbee, Harriet (Weatherbee) Thompson, Prepared by: Pilling Engineering Company, Inc. Said plan is recorded in the Norfolk County Registry of Deeds as Plan #377 of 1963 (Plan Book 214).

Ms. Nee seconded the motion.

Motion Carried.

Vote: 5-0-0

Review Street Acceptance Requests Submitted for Annual Town Meeting: Hedgerow Lane

Mr. Romulus, June 2023, Westwood Estates asked for a bond release. BETA did a review to see if it was in compliance. There were a few items that needed to be done to release the bond. The applicant brought the items to standard and Mr. Romulus checked in on it and saw the improvements that needed to be rectified.

Ms. Loughnane, it was. tripartite agreement, landscaping is fully compliant.

Comment:

Is the topcoat on the road? *Ms. Loughnane: Yes.*

Action Taken:

MOTION FOR HEDGEROW LANE ACCEPTANCE RECOMMENDATION:

Mr. Ames moved that the Planning Board advise the Select Board that the portion of Hedgerow Lane that is now proposed for acceptance as a public street was created in accordance with the Westwood Estates Definitive Subdivision, approved by the Planning Board on November 1, 2016, with modifications through June 20, 2023; that this portion of Hedgerow Lane has been constructed in full conformance with the Planning Board's Definitive Subdivision Approval and all applicable subdivision roadway construction standards; and that the Planning Board recommends acceptance by voters at the May 6, 2024 Annual Town Meeting of that portion of Hedgerow Lane shown on the plan titled, "Hedgerow Lane' As Built Plan & Profile, Westwood Massachusetts", prepared by Norwood Engineering Co., Inc., dated November 11, 2022.

Ms. Nee seconded the motion.

Received April 26, 2024@9:35AM
By: Westwood Town Clerk

Motion Carried.
Vote: 5-0-0

Action Taken:

Upon a motion made by Ms. Nee and seconded by Mr. Ames, the Planning Board voted in favor (5-0) to continue the meeting to the Finance and Warrant Commission Public Hearing at 7 p.m. in the Community Meeting Room at the Westwood Public Library.