

A-Plus Construction Services Corp.
Civil Engineering Land Surveying Construction Services
17 Accord Park Drive, Unit 102
Norwell, MA 02061-1629
(781) 681-6667 * Fax (781) 681-6673

Re: Definitive Plan 420 Providence Highway

October 20, 2015

Christopher Pfaff
Town of Westwood Planning Board
50 Carby Street
Westwood, MA 02090

Dear Chairman Pfaff:

Enclosed is an application of a definitive subdivision plan for the property at 420 Providence Highway. The filing package includes:

1. 3 full size and 8 11x17 copies of the plan entitled "Definitive Plan 420 Providence Highway"
2. An Application for Approval of Definitive Subdivision Plan
3. A check for the filing fee of \$7,684.00
4. A certified abutter's list

Two copies have also been filed with the Board of Health and the Sewer Commissioners.

The existing use of the site at 420 Providence Highway is a car dealership with a building, concrete walkways, paved parking areas, and landscaped and lawn areas. The proposed definitive plan is being filed solely for purposes of obtaining a zoning freeze under General Laws Chapter 40A, Section 6. The definitive plan shows two vacant grass lots and a subdivision road with utilities. The owner has no intention of constructing the subdivision road. Of course, any redevelopment of this site would require Planning Board site plan approval and perhaps a special permit, so the Board will have the opportunity to review any future reconfiguration of improvements on the property.

Waivers for sight distance, traffic study, and stormwater management study are requested. A summary of the waiver request for each item is detailed below.

Sight Distance Waiver Request

The current regulations require a sight distance between street intersections of 400'. Due to the nature of the existing configurations of streets adjacent to the site, the sight distance from the intersection of the proposed subdivision road and Walper Street will be less than 400'. Walper Street is a dead end street with a low speed limit and there is an existing entrance to the car dealership in nearly the same location of the proposed subdivision entrance, therefore safety due to sight distance will not be compromised at the proposed location of the subdivision entrance. A waiver is requested for the sight distance between street intersections of 400'. Also, as noted, the applicant has no expectation that it will ever construct the subdivision road. The Planning Board will have the opportunity to review the entire site when and if the applicant has plans for redevelopment.

Traffic Study Waiver Request

The existing use of the site at 420 Providence Highway is a car dealership. The proposed definitive plan is eliminating the car dealership and the amenities that support it including the building, the concrete walkways, and the paved parking areas. The proposed plan shows two vacant grass pervious lots with no traffic demand. Since the traffic demand will clearly not only be reduced, but eliminated, a waiver is being requested to not perform a traffic study for the project. The applicant would expect to complete a traffic study for any redevelopment of the site.

Stormwater Management Study Waiver Request

The existing use of the site at 420 Providence Highway is a car dealership. The proposed definitive plan is eliminating the car dealership and the impervious amenities that support it including the building, the concrete walkways, and the paved parking areas. The proposed definitive plan shows two vacant grass pervious lots and a subdivision road with utilities. Since the amount of impervious area on the site is being significantly reduced, the volumes of stormwater running off the site and the post-development peak flows for all rainfall events will clearly be significantly reduced. The water quality treatment structures will be retained for removal of sediment and pollution in the stormwater on the site. The three recharge systems that exist on the site are retained and promote groundwater recharge. All of the other existing catch basins, conveyance pipes, and drain manholes will also be retained on the site. Because of the obvious reduction in the impact of stormwater on the proposed alterations to the site, a waiver is being requested to not perform a storm water management study for the project.

Please contact with me with any comments or questions regarding the project or any of the supporting documentation.

Sincerely,



Joseph Danubio, P.E.
Project Engineer

**TOWN OF WESTWOOD
PLANNING BOARD**



APPLICATION FOR APPROVAL OF DEFINITIVE SUBDIVISION PLAN

Westwood, MA October 13, 2015

To the Planning Board:

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Westwood for approval as a definitive subdivision plan pursuant to the requirements of the Subdivision Control Law and the Planning Board's Rules and Regulations Governing the Subdivision of Land in the Town of Westwood.

1. Name of Proposed Subdivision: 420 Providence Highway

2. Name(s) and Address(es) of Applicant: Joseph Federico, Jr., Trustee

420 Providence Highway Realty Trust

1039 East Street, Dedham, MA

3. Name(s) and Address(es) of Record Owner(s): Same As above

4. Name and Address of Engineer or Surveyor: A-Plus Construction Services Corp.
17 Accord Park Drive, Unit 102

Norwell, MA 02061-1629

5. Title of Plan: Definitive Plan - 420 Providence Highway

6. Date of Plan: August 31, 2015

7. Owner's Title Reference: Deed of 858 Realty Trust
dated Feb. 25, 2003, recorded at the Norfolk County Registry of Deeds in Book 18328,
Page 562, or registered at the Norfolk Registry District of the Land Court as
Document No. _____ and noted on Certificate of Title No. _____,
in Registration Book _____, Page _____.

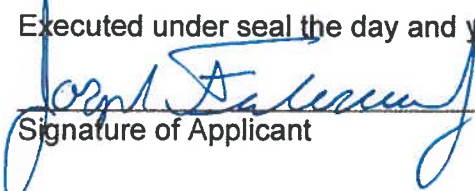
8. Zoning District: HB Highway Business

9. Approximate Acreage in Subdivision: 3.51 Acres
10. Total Number of Lots: 2
11. Total Length of Roadways: 177 ft.
12. Assessor's Map and Parcel Number: Map 24 Lot 83

The Applicant covenants and agrees with the Town of Westwood (the "Town") that in the event the Definitive Subdivision Plan is approved by the Planning Board, whether with or without conditions or modifications (the Definitive Subdivision Plan as approved by the Planning Board being hereinafter referred to as the "Approved Plan"), (a) the Applicant shall with reasonable diligence and continuity, and within such period of time as shall be stated in the Planning Board's certificate of approval (but subject to the outcome of, or delays caused by, any judicial appeal from the Planning Board's action with regard to approval of the Plan), complete construction of the ways and the installation of municipal services in accordance with the Approved Plan, the Rules and Regulations and the Planning Board's certificate of approval, and (b) if and when any ways shown on the Approved Plan shall be accepted by the Town as public ways, the Applicant shall grant to the Town, if the Town so requests, the municipal services within such ways and such drainage easements and drainage-related easements with respect to the land shown on the Approved Plan as the Town may request, all at no cost to the Town.

The covenants and agreements of the Applicant contained in this Application shall be binding upon the Applicant and the Applicant's heirs, successors, legal representatives and assigns.

Executed under seal the day and year first above written.

 _____
 Signature of Applicant Date 10-15-15

 Signature of Applicant Date

 Signature of Record Owner Date
 (if other than Applicant)

 Signature of Record Owner Date
 (if other than Applicant)

The original application and mylar and twenty (20) copies of the application must be filed with the Planning Board. One complete copy of the application must be filed in the Town Clerk's office by the Applicant.

The filing fee for a Definitive Subdivision Plan application equals \$2,500.00, plus (i) \$200.00 for each proposed lot within the subdivision, and (ii) \$3.00 per linear foot of proposed ways within