

TOWN OF WESTWOOD

Commonwealth of Massachusetts 2005 FEB -9 PM 4:11



TOWN CLERK
TOWN OF WESTWOOD

Michael K. Terry, Chairman
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PLANNING BOARD

CERTIFICATE OF VOTE DEFINITIVE SUBDIVISION PLAN

February 8, 2005

The Planning Board of the Town of Westwood did this date, on a unanimous vote of five in favor and none opposed, vote to *disapprove* the definitive subdivision plan entitled "Westwood Pines 2 Lot Definitive Subdivision 199A Canton Street Westwood, Mass.", dated October 25, 2004, prepared by Norwood Engineering Co., Inc., 1410 Route One, Norwood, MA 02062 and consisting of the following five (5) sheets filed by Westwood Pines LLC c/o Joshua Allen:

1. "Westwood Pines Existing Conditions 2 Lot Definitive Subdivision 199A Canton Street Westwood, Mass.", dated October 25, 2004;
2. "Westwood Pines Lot Layout 2 Lot Definitive Subdivision 199A Canton Street Westwood, Mass.", dated October 25, 2004;
3. "Westwood Pines Proposed Grading 2 Lot Definitive Subdivision 199A Canton Street Westwood, Mass.", dated October 25, 2004;
4. "Westwood Pines Plan & Profile 2 Lot Definitive Subdivision 199A Canton Street Westwood, Mass.", dated October 25, 2004;
5. "Westwood Pines Details 2 Lot Definitive Subdivision 199A Canton Street Westwood, Mass.", dated October 25, 2004.

The reasons for the disapproval of said Definitive Subdivision Plan are as follows:

1. No deposit of a sum of three thousand dollars (\$3,000) to defray the costs incurred in connection with the review of the Definitive Subdivision Plan as required in Section III.B.1.c. of the Rules and Regulations Governing the Subdivision of Land in the Town of Westwood, Massachusetts, dated December 15, 1998 (hereinafter "Subdivision Rules and Regulations").
2. There is no notation on the Definitive Plan stating that the Town of Westwood is not required to plow snow on a street that has not been accepted by Town Meeting as required by Section III.B.1.g. of the Subdivision Rules and Regulations.
3. No submission of a traffic study as required in Section III.B.1.h. of the Subdivision Rules and Regulations.

4. All existing easements may not be shown on the Definitive Plan as required by Section III.B.3.e. of the Subdivision Rules and Regulations.
5. The location of natural waterways and water bodies within eight hundred (800) feet from the property lines of the subdivision is not shown on the Definitive Plan as required by Section III.B.3.j. of the Subdivision Rules and Regulations.
6. The length of tangents of the curves is not shown on the Definitive Plan as required by Section III.B.3.m. of the Subdivision Rules and Regulations.
7. No submission of the Definitive Subdivision Plan to the Sewer Commission as required in Section III.B.5. of the Subdivision Rules and Regulations.
8. There is no indication that Road "A" is in compliance with the minimum sight distance of four hundred (400) feet as required in Section IV.A.1.e. of the Subdivision Rules and Regulations.
9. Lot 2 does not comply with the minimum lot width requirements for a building lot in the Single Residence C zoning district and is not designated as a non-buildable lot. Section IV.D. of the Subdivision Rules and Regulations requires that all lots within a subdivision shall comply with the area, frontage and width requirements of the Zoning Bylaw of the Town of Westwood.
10. No designated open space for recreational purposes as required in Section IV.E. of the Subdivision Rules and Regulations.
11. There is insufficient information submitted to determine if the proposed subdivision stormwater drainage system is in compliance with the Massachusetts Department of Environment Protection stormwater management standards, as required by Section IV.G. of the Subdivision Rules and Regulations. At a minimum, the proposed stormwater drainage system must meet the requirements as established in Paragraph 8 of the Town Engineer's memorandum to the Planning Board, dated January 11, 2005.
12. No provision for the underground installation of the subdivision utility systems, which shall include electric, cable and telephone service as required by Section IV.H. of the Subdivision Rules and Regulations.
13. No provision for the subdivision drainage system to be piped for a distance of at least fifty (50) feet beyond the last lot line in the subdivision as required by Section V.A.5. of the Subdivision Rules and Regulations.
14. There is insufficient information to determine if the Fire Chief has approved the layout of the hydrant system as required by Section V.B.3. of the Subdivision Rules and Regulations.
15. There is no indication that all vegetation and debris will be removed within Road "A" as required by Section V.D.1. of the Subdivision Rules and Regulations.
16. The centerline of the paved Road "A" does not coincide with the centerline of its right-of-way as required by Section V.E.1. of the Subdivision Rules and Regulations.

17. The pavement width of Road "A" does not meet the minimum width of twenty-six (26) feet as required by Section V.E.2. of the Subdivision Rules and Regulations.
18. There is no standard granite vertical curbing (Type VA4) installed along each edge of Road "A" as required by Section V.F. of the Subdivision Rules and Regulations.
19. There are no sidewalks on both sides of Road "A" as required by Section V.H. of the Subdivision Rules and Regulations.
20. There are no trees with a minimum caliper of three (3) inches planted at intervals of thirty (30) feet, more or less, at a distance of twelve (12) feet outside the street lines as required by Section V.M. of the Subdivision Rules and Regulations.
21. The concrete monuments do not extend at least four (4) feet below finished grade as required by Section V.N.2. of the Subdivision Rules and Regulations.
22. The Details Sheet (Sheet 5) does not conform to various construction specifications in Section X. (Drainage Specifications) and Section XI. (Sewer Specifications). At a minimum, these Details must meet the requirements as established in Paragraph 7 of the Town Engineer's memorandum to the Planning Board, dated January 11, 2005.

