

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Robert C. Malster, Chairman
Steven H. Olanoff, Vice Chairman
Robert E. Moore, Jr., Secretary
Bruce H. Montgomery
Henry W. Gale



Nora Loughnane, Town Planner
Alice Barba, Land Use Assistant
2009 MAY 6 AM 11:12

TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

**DECISION OF THE PLANNING BOARD
OF THE TOWN OF WESTWOOD**

APPLICANT: Hale Reservation
PROPERTY
LOCUS: 80 Carby Street
Assessor's Map 4, Lot 1

MEETING: The Planning Board of the Town of Westwood held a public hearing in accordance with the General Laws of the Commonwealth of Massachusetts on Monday, April 27, 2009 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, at which meeting the Planning Board considered the request of Hale Reservation for approval of an application made pursuant to the provisions of Section 7.3 of the Westwood Zoning Bylaw [Environmental Impact and Design Review].

PROJECT SUMMARY

The Applicant proposes to construct a new 14-car gravel parking lot adjacent to Carby Street and to discontinue use of an existing 8-car gravel parking lot near the Noanet Pond fishing dock at Hale Reservation. The property is located in the Single Residence C (SRC) zoning district. A parking lot is permitted in association with the exempt non-profit educational use in this district, subject to Limited EIDR of an Exempt Use under Section 7.3.3 of the Westwood Zoning Bylaw.

DECISION

The Planning Board, by a vote of five in favor and none opposed, hereby submits its Limited Environmental Impact and Design Review **Approval** of an Exempt Use pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor dated and filed in the office of the Town Clerk

on April 6, 2009, and the following related submissions filed with the Planning Board by or on behalf of the Applicants:

1. Plan entitled "Permitting Plans, Noanet Landing Parking Lot, Hale Reservation, Westwood, MA", prepared by Horsely Witten Group, Inc., 90 Route 6A, Sandwich, MA, dated March, 2009, and revised through April 6, 2009, consisting of the following three (3) sheets:

Sheet 2 of 4 entitled "Existing Conditions", dated March, 2009, and revised through April 6, 2009;

Sheet 3 of 4 entitled "Proposed Site Layout", dated March, 2009, and revised through April 6, 2009;

Sheet 4 of 4 entitled "Construction Details", dated March, 2009, and revised through April 6, 2009;
2. Report entitled "Environmental Impact and Design Standards, Noanet Parking Lot", prepared by Hale reservation, 80 Carby Street, Westwood, MA, consisting of two (2) pages;
3. Memorandum to Nora Loughnane, Town Planner, from Sgt. Paul Sicard, re: Hale Parking Lot, dated April 13, 2009, consisting of one (1) page;
4. Memorandum to Nora Loughnane, Town Planner, from Linda R. Shea, REHS/RS, Health Director, re: Site Plan Review pursuant to Section 7.3 (Environmental Impact and Design Review of the Westwood Zoning Bylaw for the removal and the relocation of the Noanet Parking Lot at Hale Reservation, 80 Carby Street, dated April 13, 2009, consisting of one (1) page;
5. Memorandum to Rob Malster, Chairman, from John Bertorelli, PE, PLS, Town Engineer, re: Noanet Parking Lot-Hale Reservation, dated April 22, 2009, consisting of one (1) page;
6. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

CONDITIONS

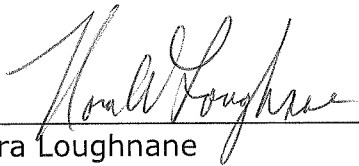
The foregoing approval is issued to the Applicant for the aforementioned project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

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, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. A "No Parking" sign shall be installed on the new gate blocking entrance to the Noanet Beach Access Drive.

RECORD OF VOTE

The following members of the Planning Board voted to grant Limited EIDR Approval of an Exempt Use for the abovementioned Project: Steven H. Olanoff, Robert E. Moore, Jr., Robert C. Malster, Bruce H. Montgomery, Henry W. Gale.

The following members of the Planning Board voted in opposition to Limited EIDR Approval of an Exempt Use for the abovementioned Project: None.



Nora Loughnane
Town Planner

DATED: May 4, 2009