

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



2008 SEP 11 A 8:31
Nora Loughran, Town Planner
Nancy Carba, Land Use Assistant

TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

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

APPLICANT: Charles River Association for Retarded Citizens, Inc.

PROPERTY

LOCUS:

68 Pine Lane
Assessor's Map 23, Lot 146

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 Tuesday, August 12, 2008 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, and continued to Monday, September 8, 2008, at the same location, at which meetings the Planning Board considered the request of Charles River ARC 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

Charles River ARC proposes to establish a group residence at 68 Pine Lane through the alteration of an existing residential structure, including the construction of a new driveway and parking lot. The property is located in the Single Residence A (SRA) zoning district. A group residence is permitted as an exempt use in this district.

The Planning Board opened the public hearing on August 12, 2008. In light of the limited nature of the proposed alterations and the classification of the project as an exempt use under M.G.L. chapter 40A, Section 3, the applicant requested, and the Planning Board granted, a waiver of \$750.00 application review fee. The Planning Board also granted waivers of several submittal requirements in accordance with Section 7.3.3 [Exempt Uses] of the Zoning Bylaw.

Several amendments to the plan were discussed, including the addition of a drainage system, a decrease in the area of the proposed parking lot, and a decrease in the width of the proposed driveway. The Applicant submitted revised

plans for consideration by the Board on September 8, 2008. These revised plans incorporate the amendments requested at the August 12th meeting.

DECISION

The Planning Board, by a vote of five in favor and none opposed, hereby submits its Environmental Impact and Design Review **approval** pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described above and in the application therefor dated July 22, 2008 and subsequent revisions, and the following related submissions filed with the Planning Board by or on behalf of Needham Bank:

1. Plan entitled "Renovation and Remodel – 68 Pine Lane House, Westwood, MA", prepared by James Carr, AIA, 115 Longwood Avenue, Brookline, MA, dated May 22, 2008, and revised through June 24, 2008, consisting of the following eight (8) sheets:

Sheet T-1 entitled "Location Plan, Codes and General Notes", dated May 22, 2008, and revised through June 24, 2008;

Sheet T-2 entitled "Specifications", dated May 22, 2008, and revised through June 24, 2008;

Sheet L-1 entitled "Site Plan", dated May 22, 2008, and revised through June 24, 2008;

Sheet D-1 entitled "Demolition Plan and Notes", dated May 22, 2008, and revised through June 24, 2008;

Sheet A-1 entitled "Main Floor Plan, Details, Window & Door Elev's", dated May 22, 2008, and revised through June 24, 2008;

Sheet A-2 entitled "Basement Plan", dated May 22, 2008, and revised through June 24, 2008;

Sheet A-3 entitled "Roof and Deck Plan", dated May 22, 2008, and revised through June 24, 2008;

Sheet A-4 entitled "Reflected ceiling Plan and Notes", dated May 22, 2008, and revised through June 24, 2008;

2. Plan entitled "Site Plan – 68 Pine Lane, Westwood, MA", prepared by James Carr, AIA, 115 Longwood Avenue, Brookline, MA, dated September 8, 2008, consisting of one (1) sheet, and intended to supersede Sheet L-1 of plan listed immediately above;

3. Plan entitled "Drainage Study, 68 Pine Lane, Westwood, MA", prepared by KVPartners LLC, P.O. Box 898, Manchester, NH 03105, dated September, 2008, consisting of the following two (2) sheets:

Sheet E-1 entitled "Existing Watershed Plan", dated September, 2008;

Sheet P-1 entitled "Proposed Watershed Plan", dated September, 2008;

4. Report entitled "Drainage Report, 68 Pine Lane, Westwood, MA", KVPartners LLC, P.O. Box 898, Manchester, NH 03105, dated September 5, 2008, consisting of thirty-eight (38) pages;
5. Photograph of lighting fixture samples showing "Bollard for Walkways" and "Lantern for Driveways";
6. Memorandum to Nora Loughnane, Town Planner, from Linda R. Shea, REHS/RS, re: Site Plan Review pursuant to Section 7.3 (Environmental Impact and Design Review) of the Westwood Zoning Bylaw regarding an application filed by Charles River Association for Retarded Citizens, Inc. (CRARC) for the establishment of a group residence at 68 Pine Lane, dated July 31, 2008, consisting of one (1) page;
7. Memorandum to the Planning Board, from Michael Jaillet, Town Administrator, re: Charles River ARC, 68 Pine Lane, Westwood, dated August 8, 2008, consisting of two (2) pages, with attached two- (2) page summary of April 4, 2008 Neighborhood Meeting;
8. Letter to the Westwood Planning Board, from Eileen Commane, Executive Director, Dedham-Westwood Water District, re: Site Plan Review CRARC 68 Pine Lane, dated August 12, 2008, consisting of one (1) page;
9. 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. The applicant shall undertake reasonable means of protecting the mature 24" tree in the front yard throughout the construction period, including the erection of 2' x 4' lumber protective fencing around the base of the tree and such other means as are recommended by a certified arborist.
3. The applicant shall properly and continuously maintain the site grading and drainage system so that the drainage system effectively operates in accordance with the submitted plans and drainage report.

RECORD OF VOTE

The following members of the Planning Board voted to grant EIDR Approval 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 EIDR Approval for the abovementioned Project: None.



Nora Loughnane
Town Planner

DATED: September 10, 2008