

**TOWN OF WESTWOOD**  
Commonwealth of Massachusetts

Steven H. Olanoff, Chairman  
Steven M. Rafsky, Vice Chairman  
Bruce H. Montgomery, Secretary  
Robert C. Malster  
Henry W. Gale



Nora Loughnane, Town Planner  
Janice Barba, Land Use Assistant  
2009 JUL 24 P 12:56

TOWN CLERK  
TOWN OF WESTWOOD

**PLANNING BOARD**

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

**APPLICANTS:** WILDSTAR FARM, LLC and Michael Newman and Polly Kornblith

**PROPERTY  
LOCUS:** 401 Sandy Valley Road  
Assessor's Map 15, Lot 14

**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, continued to Tuesday, May 12, 2009, continued to Tuesday, May 26, 2009, continued to Tuesday, June 23, 2009, and continued to Tuesday, July 14, 2009, all in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, at which hearing the Planning Board considered the request of WILDSTAR FARM, LLC, Michael Newman and Polly Kornblith for approval of an application made pursuant to the provisions of Section 7.3 of the Westwood Zoning Bylaw [Environmental Impact and Design Review]. In addition, the Planning Board participated in a site visit to 401 Sandy Valley Road, Westwood, Massachusetts, on Friday, May 8, 2009.

**PROJECT SUMMARY**

The Applicants propose to construct and establish an equestrian facility in addition to the existing single-family residence, guest residence and barn at 401 Sandy Valley Road. The proposed equestrian facility is intended to include a stable for 22 horses, a residential apartment for an on-site manager, indoor and outdoor riding arenas, twelve (12) fenced horse paddocks, and associated exterior amenities. The property is located in the Single Residence C (SRC) zoning district. The proposed equestrian facility is permitted as an exempt agricultural use in this district, subject to Limited Environmental Impact and Design Review of an Exempt Use under Section 7.3.3 of the Westwood Zoning Bylaw.

Subsequent to the posting and advertisement of the legal notice for the public hearing associated with this application, the Applicants submitted an incomplete set of alternate plans, referred to as "Plan B", for consideration by the Planning Board in the event that the originally submitted plans, referred to as "Plan A", do not comply with the building code requirements which took effect subsequent to the filing of this Limited Environmental Impact and Design Review application but prior to the Applicants' filing of an application for a building permit to construct the proposed facility. The Planning Board did not review or consider Plan B at this time, but suggested that the Applicants might return to the Planning Board, if necessary, to request an amendment of this decision to permit changes to the Project in accordance with Plan B. This decision thus applies only to Plan A, as amended during the course of the public hearing.

### **STATEMENT OF FINDINGS**

The Planning Board, hereby makes the following findings based upon the information provided in the submitted application and plans, and supplemental information provided during the course of the public hearing:

1. The proposed equestrian facility has been determined by the Building Inspector to constitute an exempt agricultural use under MGL Chapter 40A, Section 3. As such, the proposed facility is subject to Limited Environmental Impact and Design Review under Section 7.3 of the Westwood Zoning Bylaw.
2. Section 6.1.2 [Table of Parking Requirements] of the Westwood Zoning Bylaw does not establish a minimum number of required parking spaces for an exempt agricultural use.
3. The Project will generate an average of nine and six tenths (9.6) vehicular trips per day.
4. The nineteen (19) parking spaces shown on submitted plans, as modified by the conditions of this decision, will be sufficient to meet the Project's parking needs as presented.
5. The Project, as modified by the conditions of this decision, will provide for safe and effective vehicular and pedestrian circulation into and through the project site.
6. The Project, as modified by the conditions of this decision, will not present a public safety hazard to the Town, the surrounding neighborhood or the adjacent Lowell Woods Conservation Area.

7. The Project, as modified by the conditions of this decision, will not be detrimental to the Town or to the general character or visual appearance of the surrounding neighborhood or abutting uses, and will be consistent with all applicable standards set forth in Section 7.3.7 [Environmental Impact and Design Standards] of the Westwood Zoning Bylaw.
8. The Project requires approval by the Westwood Conservation Commission. An Order of Conditions for the Project was issued by the Conservation Commission on April 14, 2009. To the extent that conditions set forth in this decision require construction activity or alteration of land within one hundred feet (100') of a resource area protected under Article 18 of the Town's General Bylaws [Wetlands Protection Bylaw], further approval of the Conservation Commission shall be required.
9. The Project requires approval by the Westwood Board of Health. An Animal Keeping Permit for the Project was issued by the Board of Health on May 28, 2009.
10. The Project requires approval by the Westwood Zoning Board of Appeals for an accessory apartment. No application to the Zoning Board of Appeals has been filed for the Project as of the date of this decision.
11. The Project requires approval of a building permit. An incomplete building permit application has been filed with the Building Department. Additional plans and materials are required for further review of the building permit application. The Applicants have testified that the proposed indoor riding arena and stable will be constructed as three separate buildings joined by firewalls, and as such will be consistent with the requirements of applicable building and fire codes. No determination of compliance with applicable building and fire codes has been made by the Building Inspector as of the date of this decision.
12. The Applicants have had discussions with the Fire Chief relative to the Chief's desire to have a sprinkler system installed. The Fire Chief has advised the Board that the property's location at the end of a long, narrow, poorly maintained roadway will significantly impact Fire Department access; that the building location on the property at the end of a long, gravel driveway will again have an unfavorable impact on Fire Department access; and that if the Applicants do not fully protect the building with a sprinkler system, the building is of such size and scope that there are insufficient Fire Department resources and water supply to combat a fire in the structure. The Fire Chief has further advised that mixed uses within the structure create a life hazard issue, and that should a fire occur during times of high wildfire danger, the proximity of adjacent woodlands is a concern.

## DECISION

The Planning Board, by a vote of four in favor with one abstention 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 March 11, 2009, and the following related submissions filed with the Planning Board by or on behalf of the Applicants and other concerned parties:

1. Plan entitled "Site Plan of Land for 'Wildstar Farm', 401 Sandy Valley Road, Westwood, Massachusetts", prepared by GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA, 01746, dated October 16, 2008, and revised through February 25, 2009, consisting of the following six (6) sheets, referred to as "Plan A":

Sheet 1 entitled "Cover", dated October 16, 2008, and revised through February 25, 2009;

Sheet 2 entitled "Existing Conditions", dated October 16, 2008, and revised through February 25, 2009;

Sheet 3 entitled "Grading and Layout", dated October 16, 2008, and revised through February 25, 2009;

Sheet 4 entitled "20 Scale Plan", dated October 16, 2008, and revised through February 25, 2009;

Sheet 5 entitled "Details", dated October 16, 2008, and revised through February 25, 2009;

Sheet 6 entitled "Details", dated October 16, 2008, and revised through February 25, 2009;

2. Plan entitled "Site Plan of Land, 401 Sandy Valley Road, Westwood, Massachusetts", prepared by GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA, 01746, dated October 16, 2008, and revised through April 21, 2009, consisting of one (1) sheet labeled "Grading & Layout" and "Sheet 3 of 6", referred to as "Plan B".
3. Plan entitled "Site Plan of Land, 401 Sandy Valley Road, Westwood, Massachusetts", prepared by GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA, 01746, dated October 16, 2008, and revised through May 12, 2009, consisting of one (1) sheet labeled "Details", and "Sheet 6 of 6".

4. Plan entitled "Westwood Fire Truck Turning, Site Plan of Land, 401 Sandy Valley Road, Westwood, Massachusetts", prepared by GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA, 01746, dated May 12, 2009, consisting of one (1) sheet.
5. Plan entitled "Site Plan of Land, 401 Sandy Valley Road, Westwood, Massachusetts", prepared by GLM Engineering Consultants, Inc., 19 Exchange Street, Holliston, MA, 01746, dated October 16, 2008, and revised through May 12, 2009, consisting of one (1) sheet labeled "Grading & Layout" and "Sheet 3 of 6", demonstrating ability to reverse direction of fire ladder truck via turning maneuvers in gravel parking area.
6. Preliminary architectural plans, prepared by Foley Construction, 660 Millville Road, Uxbridge, MA, 01569, dated November 6, 2008, and revised through February 25, 2009, consisting of the following four (4) sheets:
  - Sheet A1 entitled "New Barn & Riding Arena - Main Floor Plan", dated November 6, 2008, and revised through February 25, 2009;
  - Sheet A2 entitled "New Barn & Riding Arena - Loft Plan", dated November 6, 2008, and revised through February 25, 2009;
  - Sheet A3 entitled "New Barn & Riding Arena - Exterior Elevations", dated November 6, 2008, and revised through February 25, 2009;
  - Sheet A4 entitled "New Barn & Riding Arena - Exterior Elevations", dated November 6, 2008, and revised through February 25, 2009;
7. Set of six (6) photographs showing existing conditions at 401 Sandy Valley Road, submitted by Michael Newman;
8. Letter to Craig Foscaldo, from Superintendent of Schools John J. Antonucci, re: Bus Stop Request, dated September 11, 2008, consisting of one (1) page;
9. Letter to Town of Westwood Planning Board, from Ernest H. Greppin, Jr., dated December 9, 2008, consisting of one (1) page;
10. Letter to Westwood Planning Board, from Daniel C. Hill, re: Applicant: WILDSTAR FARM, LLC and Michael Newman and Polly Kornblith, Property Owner: Michael Newman and Polly Kornblith, Property Address: 401 Sandy Valley Road, Westwood (Map 15, Parcel 14), Relief Sought: Environmental Impact and Design Approval pursuant to Zoning Bylaw section 7.3 (if and to the extent necessary, all rights reserved), dated March 10, 2009, consisting of seven (7) pages;

11. Letter to Joseph E. Previtera, Chairman, Conservation Commission, from N. Thomas Provost, dated March 17, 2009, consisting of one (1) page;
12. Letter to Michael Newman, from Nora Loughnane, Town Planner, dated April 8, 2009, consisting of one (1) page;
13. Order of Conditions, Westwood Wetlands Protection Bylaw, Article 18, issued by the Westwood Conservation Commission, dated April 14, 2009;
14. Memorandum to Nora Loughnane, Town Planner, from Sgt. Paul R. Sicard, Safety Officer, re: Wildstar Farms, dated April 15, 2009, consisting of one (1) page;
15. Letter to Ms. Loughnane and Members of the Planning Board, from Yvonne Renwick, dated April 18, 2009, consisting of two (2) pages;
16. Letter to Nora Loughnane, Town Planner, from Michael Newman and Polly Kornblith, dated April 22, 2009, consisting of two (2) pages;
17. 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 regarding an application filed by Wildstar Farm, LLC and Michael Newman and Polly Kornblith at 401 Sandy Valley Road, dated April 22, 2009, consisting of one (1) page;
18. Letter to Robert Malster, Chairman, Westwood Planning Board, from Gregor I. McGregor and Luke H. Legere, McGregor and Associates, re: Proposed Horse Stables, 401 Sandy Valley Road, Westwood, Application for EIDR Approval, dated April 23, 2009, consisting of eleven (11) pages;
19. Letter to Pat Ahern, Chairman, Board of Selectmen, James Connors, Chairman, Finance Commission, Robert C. Malster, Chairman, Westwood Planning Board, Linda Shea, Board of Health, and Westwood Land Trust, from Craig Lawrence and John P. Lawrence, dated April 23, 2009, consisting of one (1) page with one (1) page attachment;
20. Letter to Planning Board and Zoning Board, from Craig Lawrence and John P. Lawrence, dated April 23, 2009, consisting of one (1) page with one (1) page attachment;
21. Letter to the Westwood Planning Board, from John Bertorelli, PE, PLS, Town Engineer, re: 401 Sandy Valley Road, dated April 24, 2009, consisting of two (2) pages;

22. Memorandum to Nora Loughnane, Town Planner, from Joe Doyle, Building Inspector, re: 401 Sandy Valley Road, dated April 24, 2009, consisting of one (1) page with three (3) page attachment;
23. Letter to Joseph Doyle, Building Inspector, from Michael Newman and Polly Kornblith, dated April 26, 2009, consisting of one (1) page;
24. Electronic communication to the Planning Board, from Cathy Ellis, dated April 26, 2009, consisting of one (1) page;
25. Electronic communication to the Planning Board, from Dawn Khoury, dated April 26, 2009, consisting of one (1) page;
26. Electronic communication to Nora Loughnane, Town Planner, from Joe Doyle, Building Inspector, re: 401 S V Rd, dated April 27, 2009, consisting of one (1) page with one (1) page file attachment entitled "401 Sandy Valley Rd business plan.pdf";
27. Letter to Westwood Planning Board, from Daniel C. Hill, re: Applicant: WILDSTAR FARM, LLC and Michael Newman and Polly Kornblith, Property Owner: Michael Newman and Polly Kornblith, Property Address: 401 Sandy Valley Road, Westwood (Map 15, Parcel 14), dated April 27, 2009, consisting of three (3) pages;
28. Letter to Nora Loughnane, Town Planner, from Fire Chief William P. Scoble, dated April 27, 2009, consisting of one (1) page;
29. Electronic communication to Town Clerk, from Mark Boyer, re: For the Planning Board, dated April 28, 2009, consisting of two (2) pages;
30. Letter to Daniel C. Hill, Esq. from Luke H. Legere, McGregor and Associates, re: 401 Sandy Valley Road, Westwood, MA, Planning Board Site Visit, dated April 29, 2009, consisting of one (1) page;
31. Letter to Robert Malster, Chairman, Westwood Planning Board, from Gregor I. McGregor and Luke H. Legere, McGregor and Associates, re: Proposed Horse Stables, 401 Sandy Valley Road, Westwood, Application for EIDR Approval, dated May 4, 2009, consisting of seven (7) pages;
32. Electronic communication to Nora Loughnane, Town Planner, from Craig Foscaldo, re: Sandy Valley Road, dated May 7, 2009, consisting of three (3) pages;
33. Electronic communication to Nora Loughnane, Town Planner, from Yvonne Renwick, re: Site Visit to 401 Sandy Valley Road, dated May 7, 2009, consisting of two (2) pages with attachment containing three (3) photographs;

34. Letter to Daniel C. Hill, Esq. from Nora Loughnane, Town Planner, re: Proposed Equestrian Facility at 401 Sandy Valley Road, dated May 8, 2009, consisting of two (2) pages;
35. Letter to Westwood Planning Board, from Daniel C. Hill, re: Applicant: WILDSTAR FARM, LLC and Michael Newman and Polly Kornblith, Property Owner: Michael Newman and Polly Kornblith, Property Address: 401 Sandy Valley Road, Westwood (Map 15, Parcel 14), dated May 11, 2009, consisting of three (3) pages, with four (4) page Exhibit A and two (2) page Exhibit B;
36. Letter to Robert Malster, Chairman, Westwood Planning Board, from Gregor I. McGregor and Luke H. Legere, McGregor and Associates, re: Proposed Horse Stables, 401 Sandy Valley Road, Westwood, Application for EIDR Approval, dated May 12, 2009, consisting of three (3) pages;
37. Memorandum to Nora Loughnane, Town Planner, from Sgt. Paul R. Sicard, Safety Officer, re: Wildstar Farms, dated May 20, 2009, consisting of two (2) pages;
38. Letter to Robert Malster, Chairman, Town of Westwood Planning Board, from Fire Chief William P. Scoble, dated May 22, 2009, consisting of two (2) pages;
39. Letter to Anthony DeBenedictis, Sandy Valley Road Homeowners Group, from Rockwood J. Edwards, P.E., Registered Fire Protection Engineer, Schirmer Engineering, re: Review of Sandy Valley Road, dated May 26, 2009, consisting of five (5) pages;
40. Letter to Westwood Planning Board, from Daniel C. Hill, re: Applicant: WILDSTAR FARM, LLC and Michael Newman and Polly Kornblith, Property Owner: Michael Newman and Polly Kornblith, Property Address: 401 Sandy Valley Road, Westwood (Map 15, Parcel 14), dated May 26, 2009, consisting of ten (10) pages;
41. Letter to Michael Newman, from Walter Blair Adams, AIA, dated May 26, 2009, consisting of one (1) page without referenced attachment;
42. Certification of Steven Rafsky, regarding April 27, 2009 public hearing for Wildstar Farms, LLC, dated May 26, 2009, consisting of one (1) page;
43. Certification of Henry W. Gale, regarding May 12, 2009 continued public hearing for Wildstar Farms, LLC, dated May 26, 2009, consisting of one (1) page;
44. Animal Permit for a 22-stall horse barn, indoor riding rink, with associated corrals and paddocks, issued by the Board of Health of the Town Westwood on May 28, 2009;



45. Letter to Michael Newman and Polly Kornblith, from Michael Abell, Environmental Analyst, Wetlands and Waterways Program, Massachusetts Department of Environmental Protection, dated June 5, 2009, consisting of one (1) page;
46. Letter to William P. Scoble, Fire Chief, from Maria DeBenedictis and Anthony DeBenedictis, re: 401 Sandy Valley Road, dated June 12, 2009, consisting of two (2) pages, with six (6) page attachment;
47. Letter to Linda Shea and Members of the Board of Health, from Mary Ann Grew Soltys, re: 401 Sandy Valley Road, dated June 16, 2009, consisting of one (1) pages, with fifteen (15) page attachment;
48. Letter to Anthony DeBenedictis, Sandy Valley Road Homeowners Group, from Rockwood J. Edwards, P.E., Registered Fire Protection Engineer, Schirmer Engineering, re: Review of Sandy Valley Road, dated June 16, 2009, consisting of two (2) pages, with one (1) page attachment;
49. Letter to Linda Shea and Members of the Board of Health, from Mary Ann Grew Soltys, re: 401 Sandy Valley Road, dated June 16, 2009, consisting of one (1) page with ten (10) page attachment;
50. Letter to Westwood Planning Board, from Daniel C. Hill, re: Applicant: WILDSTAR FARM, LLC and Michael Newman and Polly Kornblith, Property Owner: Michael Newman and Polly Kornblith, Property Address: 401 Sandy Valley Road, Westwood (Map 15, Parcel 14), dated June 20, 2009, consisting of five (5) pages;
51. Letter to Robert Malster, Chairman, Westwood Planning Board, from Gregor I. McGregor and Luke H. Legere, McGregor and Associates, re: Proposed Horse Stables, 401 Sandy Valley Road, Westwood, Application for EIDR Approval, dated June 23, 2009, consisting of four (4) pages;
52. Letter to Westwood Planning Board, from Daniel C. Hill, re: Applicant: WILDSTAR FARM, LLC and Michael Newman and Polly Kornblith, Property Owner: Michael Newman and Polly Kornblith, Property Address: 401 Sandy Valley Road, Westwood (Map 15, Parcel 14), dated June 23, 2009, consisting of one (1) page, with seventeen (17) page attachment;
53. Electronic communication to Nora Loughnane, Town Planner, from Craig Foscaldo, re: Wildstar, dated June 25, 2009, consisting of two (2) pages with three (3) file attachments;

54. Memorandum to the Planning Board, from Town Counsel Thomas P. McCusker, re: Exempt Uses – Site Plan Review - Scope, dated June 29, 2009, consisting of two (2) pages;
55. Letter to Robert Malster, Chairman, Westwood Planning Board, from Gregor I. McGregor and Luke H. Legere, McGregor and Associates, re: Proposed Horse Stables, 401 Sandy Valley Road, Westwood, Application for EIDR Approval, dated June 30, 2009, consisting of five (5) pages;
56. Letter to Linda Shea and Members of the Board of Health, from Mary Ann Grew Soltys, re: 401 Sandy Valley Road, dated July 3, 2009, consisting of three (3) pages with nine (9) page attachment;
57. Letter to Steve Olanoff, Chairman of the Planning Board and Members of the Planning Board, from Mary Ann Grew Soltys, re: 401 Sandy Valley Road, dated July 5, 2009, consisting of four (4) pages with eight (8) page attachment;
58. Electronic communication to Nora Loughnane, Town Planner, from Lura S. Provost, re: Wild Star Farm, dated July 12, 2009, consisting of one (1) page;
59. Letter to Michael Newman, from Jonathan R. Barnett, PhD., FSFPE. P.E., re: Project 090469-WILD – Building Code Issues for New Buildings at 401 Sandy Valley Road, Westwood, MA , dated July 14, 2009, consisting of three (3) pages;
60. Letter to Westwood Planning Board, from Daniel C. Hill, re: Applicant: WILDSTAR FARM, LLC and Michael Newman and Polly Kornblith, Property Owner: Michael Newman and Polly Kornblith, Property Address: 401 Sandy Valley Road, Westwood (Map 15, Parcel 14), dated July 14, 2009, consisting of two (2) pages;
61. 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 Applicants 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 Applicants shall pursue completion of the project with reasonable diligence and continuity.

2. The width of the driveway shall be increased to eighteen feet (18') of paved or compacted gravel surface, suitable to withstand the weight of fire safety vehicles and equipment. Said width shall run the full length of the driveway from Sandy Valley Road to the gravel parking area adjacent to the stable/indoor riding arena, but excluding those portions of the driveway which fall within thirty-five feet (35') of a resource area protected under Article 18 of the Town's General Bylaws [Wetlands Protection Bylaw] and excluding the driveway appendage leading to the principal dwelling, guest house and two-stall barn.
3. An eight inch (8") diameter fire service line shall be installed and a hydrant shall be placed on such fire service line, just outside the northwest corner of the paddock immediately to the east of the entrance to the gravel parking area adjacent to the stable/indoor riding arena, or in such alternate location as may be approved by the Westwood Fire Chief. The Applicants shall be responsible for the proper maintenance of said fire service line and hydrant, and shall cause said hydrant to be flushed and tested on a semi-annual basis.
4. No shows, lessons, regular events, or special events associated with the equestrian facility, its management or clientele, shall be offered to the public at any time.
5. No more than nineteen (19) vehicles, including cars, trucks and trailers, associated with the equestrian facility, its management or clientele shall be parked on the property at any one time. Nothing herein shall be interpreted to limit parking associated with the existing single-family residence and guest residence, as may otherwise be permitted pursuant to applicable provisions of the Westwood Zoning Bylaw.
6. Durable curb stops shall be installed and maintained to clearly delineate each of the nineteen (19) parking spaces within the gravel parking area adjacent to the stable/indoor riding arena, and all vehicles shall be parked in these delineated parking spaces.
7. No vehicles shall be parked within ten feet (10') of either edge of the paved or gravel surface driveway, from the beginning of said driveway at the front lot line and continuing the full length of the driveway to the gravel parking area adjacent to the stable/indoor riding arena, but excluding the driveway appendage leading to the principal dwelling, guest house and two-stall barn.
8. If there is often parking of vehicles associated with or providing service to the equestrian facility, its management or clientele, in unauthorized areas on the property, on adjoining properties, or on Sandy Valley Road, or if the Building Inspector determines that a greater than anticipated number of vehicular trips is regularly generated by the Project, the Applicants shall either decrease the

scope of the Project to obtain compliance with the intent of this decision, or obtain further approval by the Planning Board to permit such use.

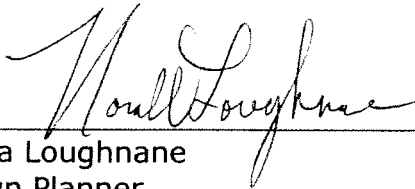
9. No trucks or trailers, other than standard size pick-up trucks, associated with or providing service to the equestrian facility, its management or clientele, shall be permitted to access Sandy Valley Road during the hours of school bus service to this road, which hours shall be obtained by the Applicants from the School Department on an annual basis, posted at the facility in a conspicuous location, and transmitted to all concerned parties.
10. No proposed expansion of the equestrian facility or any of its individual components, in size or in scope, including without limitation any expansion of parking facilities or accommodation of additional animals, shall be undertaken unless and until a new application made pursuant to the provisions of Section 7.3 of the Westwood Zoning Bylaw [Environmental Impact and Design Review], as may be in affect at the time of such proposed expansion, is approved by the Planning Board.
11. As proposed by the Applicants, no smoking is allowed in or near the stable/indoor riding arena, and the use of heat lamps or similar heaters is not allowed in the stable/indoor riding arena.
12. Compacted gravel fire lines of at least eighteen feet (18') in width, suitable to withstand the weight of fire safety vehicles and equipment, shall be maintained at all times around the eastern, southern and western sides of the stable/indoor riding arena. A gravel access lane of at least twelve feet (12') in width shall be maintained at all times along the northern side of the stable/indoor riding arena.
13. There shall be at least one firewall between the indoor riding arena and the stable and another firewall between the storage area and the apartment.
14. An automatic fire suppression sprinkler system and fire detection system approved by the Fire Chief shall be installed in the stable/riding arena structure. Both systems shall be tested and maintained in accordance with manufacturer's recommendations.
15. All necessary approvals must be obtained from the Conservation Commission, the Board of Health, and the Zoning Board of Appeals, and no construction activity shall commence unless and until a building permit has been issued for such construction activity.

## 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, Steven M. Rafsky, 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.

The following members of the Planning Board abstained from voting on the Project: Robert C. Malster.



Nora Loughnane  
Town Planner

DATED: July 24, 2009