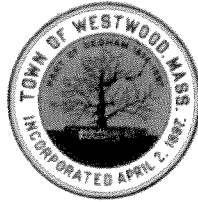


TOWN OF WESTWOOD

Commonwealth of Massachusetts

Robert C. Malster, Chairman
Steven H. Olanoff, Vice Chairman
Robert E. Moore, Jr., Secretary
George A. Nedder
Bruce H. Montgomery



PLANNING BOARD

Diane Beecham, Town Planner
Town Hall 580 High Street Westwood, MA 02090 Telephone (781) 251-2581 FAX (781) 461-6839

May 14, 2007

Ms. Dorothy Powers, Town Clerk
Town Hall
580 High Street
Westwood, MA 02090

RE: Issuance of permit pursuant to M.G.L. Chapter 40, §15C [designation and improvement of scenic roads]

Applicant: O.P.D.V. Trust, Christopher M. Noble, Trustee
Grove and Summer Streets
Assessor's Map 5, Lot 019; Land Court Plan 30612V, Lot 119

Dear Ms. Powers:

Please find enclosed the decisions of the Planning Board to issue permits pursuant to M.G.L. Chapter 40, §15C [designation and improvement of scenic roads] for the removal of trees and portions of a stone wall within the public right of way along the frontage of property located at 303 Grove Street.

Sincerely,

A handwritten signature in cursive script that reads "Diane Beecham".

Diane Beecham
Town Planner

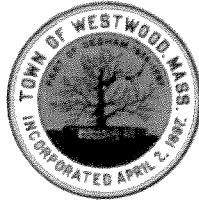
Enclosure

cc: Applicant
Jeff Richards, Meridian Associates
Board of Selectmen
Building Commissioner
Conservation Commission
Department of Public Works
Fire Chief
Police Chief
Town Counsel
Town Engineer
Tree Warden

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PLANNING BOARD

APPLICANT: O.P.D.V. Trust, Christopher M. Noble, Trustee
Grove Street, Land Court Plan 30612V, Lot 119

PROPERTY

LOCUS: In the vicinity of 303 Grove Street
Town of Westwood Assessors' Map 5, Parcel 019

PROJECT SUMMARY:

O.P.D.V. Trust proposes to remove approximately eighty (80) linear feet of an existing fieldstone wall located along Grove Street to allow for a driveway opening on Lot 119. The location of the opening and the fieldstone wall is shown on the plan entitled "Driveway Plan - Lot 119 Hawthorne Estate 303 Grove Street Westwood, Massachusetts Prepared for Christopher M. Noble, O.P.D.V. Trust", dated August 30, 2006 and revised through November 28, 2006.

The original application provided for a driveway opening and driveway location straddling the lot line between Lot 119 and Lot 120, to serve the existing estate residence on Lot 118. Subsequent to the site visit, the location of the opening was moved entirely onto Lot 119. Also, because the Board's interpretation that the location of a driveway through one or more lots to serve another lot constitutes a shared driveway, the Applicant revised the plan to show only the driveway opening on Lot 119. The actual driveway location serving Lot 118 was removed from the plan. However, if the Applicant intends to use the driveway opening on Lot 119 to access Lot 118, then a shared driveway special permit will be required.

The work subject to this Scenic Roads application involve the removal of approximately eighty (80) linear feet of an existing fieldstone wall along Grove Street. The removed stones will be reused as necessary to construct an enhanced entrance for the driveway, which will include repositioned fieldstone walls and end posts which flank the driveway. The driveway will have a pavement width of approximately eighteen feet and typical curb radii of thirty (30) feet.

These lots are part of a larger development which includes a total of nine (9) new residential building lots and one (1) lot with an existing estate residence. The development parcel is approximately thirty-six (36) acres in size and is located at the northeasterly corner of Summer Street and Grove Street. The Approval Not Required plan creating the lots was endorsed by the Planning Board in 2005. A Shared Driveway special permit was granted for these two lots by the Planning Board on March 26, 2007.

STATEMENT OF FINDINGS:

The Town of Westwood Planning Board makes the following findings with respect to the abovementioned Application:

1. On August 30, 2006, an application was filed by O.P.D.V. Trust, Christopher M. Noble, Trustee pursuant to M.G.L. Chapter 40, §15C and the Rules and Regulations of the Town of Westwood Planning Board as Permit Granting Authority Pursuant to M.G.L. Chapter 40, §15C, adopted July 14, 2004 ("Scenic Roads Rules and Regulations"). The Planning Board is the Permit Granting Authority under this Section.
2. The removal of the designated portion of the existing fieldstone wall within the Grove Street public right-of-way will include more than fifteen (15) linear feet of the wall involving more than one (1) cubic foot of wall material per linear foot above existing grade. A permit pursuant to M.G.L. Chapter 40, §15C and the Town of Westwood Scenic Roads Rules and Regulations is required for the wall removal.
3. A public hearing was held in accordance with the Westwood Scenic Roads Rules and Regulations in the Champagne Meeting Room, 50 Carby Street, Westwood, Massachusetts on October 24, 2006 and December 19, 2006 at which time the Planning Board closed the public hearing at the end of this hearing. The Planning Board also held a site visit on November 10, 2006. Planning Board members Robert C. Malster, Bruce H. Montgomery, Robert E. Moore, Jr., Steven H. Olanoff and George A. Nedder were present for all public hearings.
4. The stone wall opening to accommodate the driveway opening will have minimal negative impact on the natural and environmental resources of Grove Street.
5. The stone wall opening to accommodate the driveway opening will have minimal impact on the scenic and aesthetic characteristics of Grove Street.
6. The stone wall opening to accommodate the driveway opening will have minimal impact on the historical characteristics of Grove Street.
7. The stone wall opening to accommodate the driveway opening is sited in a location that will have minimal impact on public safety.
8. Reuse of the removed stones and construction of an enhanced entrance to the driveway are appropriate compensatory actions that will provide benefit to the neighborhood by improving the aesthetic and historic value of Grove Street.

DECISION:

The Planning Board has evaluated the application in relation to the standards set forth in Section 6 of the Town of Westwood Scenic Roads Rules and Regulations and finds that if the conditions hereinafter set forth are satisfied, the Project will not produce a substantial adverse impact upon the safety, environmental, historical or aesthetic characteristics of the area or property therein.

The Planning Board, by a vote of five in favor and none opposed, hereby submits its **approval** pursuant to Chapter 40, §15C and the Town of Westwood Scenic Roads Rules and Regulations for the Project as described in the Application therefor dated August 30, 2006, subject to the conditions stated herein.

1. Plan entitled "Driveway Plan – Lot 119 Hawthorne Estate 303 Grove Street Westwood, Massachusetts Prepared for Christopher M. Noble, O.P.D.V. Trust", dated August 30, 2006 and revised through November 28, 2006, prepared by Meridian Associates, Inc., 152 Conant Street, Beverly, Massachusetts 01015 and 69 Milk Street, Suite 302, Westborough, Massachusetts 01581, consisting of one (1) sheet;
2. Report entitled "Stormwater Management Report, Proposed Common Driveways Serving Lots 122, 123 & 124 and Lots 126 & 127, Hawthorn Estate Property Grove Street and Summer Street, Westwood, Massachusetts", dated August 30, 2006, Prepared by Meridian Associates, Inc., 69 Milk Street, Suite 032, Westborough, Massachusetts 01581, consisting of 49 pages.

The foregoing plans and documents are hereby incorporated by reference and made part of this Decision.

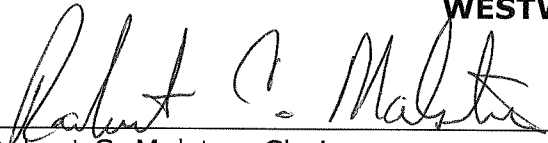
CONDITIONS OF APPROVAL:

The approval of the abovementioned Application is subject to the following conditions:


1. To the fullest extent possible, the Applicant, its heirs, successors or assigns shall minimize the removal or disturbance of existing vegetation and the remaining fieldstone wall during the construction of the driveway.
2. After the designated area of the fieldstone wall is removed and the subsequent construction of the driveway, there shall be no additional clearing or pruning of the vegetation within the Grove Street right-of-way. The Applicant, its heirs, successors or assigns may remove or prune dead, diseased or noxious vegetation within this right-of-way only with the approval of the Tree Warden.
3. The Tree Warden shall be given adequate written notice prior to the start of the stone wall opening.
4. The opening of the stone wall to accommodate the driveway shall be located as shown on the Project Plans and shall be no wider than is necessary to safely accommodate the thirty (30)-foot curb radii and eighteen (18)-foot pavement width of the driveway, as shown on said Plans. No more than eighty (±80) linear feet of the existing stone wall shall be removed, as requested in the Application.
5. To the fullest extent possible, the Applicant shall reuse the stones removed to create the new opening, and others as needed, to reinforce and repair areas of the existing stone wall that have fallen into disrepair.

6. If the Applicant, its heirs, successors or assigns wants to use the driveway opening on Lot 119 to access Lot 118 and/or other lots, then a shared driveway special permit will be required.

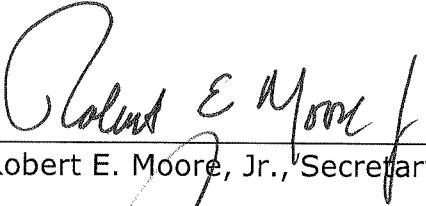
WESTWOOD PLANNING BOARD



Robert C. Malster, Chairman

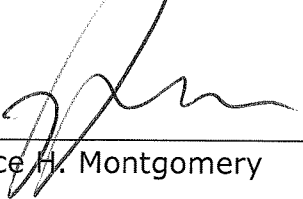


Steven H. Olanoff, Vice Chairman



Robert E. Moore, Jr., Secretary

George A. Nedder



Bruce H. Montgomery

DATED: May 10, 2007