

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

Steven M. Rafsky, Chairman  
Steven H. Olanoff, Vice Chairman  
John J. Wiggin, Secretary  
Christopher A. Pfaff  
Bruce H. Montgomery



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**PLANNING BOARD**

2015 MAY 13 P 12:30

**LEAVE TO WITHDRAW – SPECIAL PERMIT – FINDINGS AND DECISION**

**215 High Street (Assessor's Map 05, Lot 039)**

TOWN CLERK  
TOWN OF WESTWOOD

The Westwood Planning Board on March 6, 2014 received the application for a Special Permit for property located at 215 High Street, also shown on the Assessor's Maps as Map 05, Lot 039, Westwood, MA 02090 and thereafter held a hearing commencing on April 8, 2014 at Thurston Middle School, 850 High Street, Westwood, MA on the application from CRP Development, LLC for the project known as Four Seasons Village at Harlequin Stables.

**FINDINGS**

1. On March 6, 2014, an application was filed by or on behalf of CRP Development, LLC, 300 Independence Drive, Chestnut Hill, MA 02467, for a Special Permit pursuant to Section 8.4 [Senior Residential Development] (SRD) of the Westwood Zoning Bylaw with the Westwood Planning Board and the Westwood Town Clerk.
2. CRP Development, LLC whose address is 300 Independence Drive, Chestnut Hill, MA 02467, is the applicant for land situated at 215 High Street in Westwood for property owned by Joseph and Marjorie Flanagan as described in deed recorded at the Norfolk Country Registry of Deeds Book 12119, Page 100. The owner's address is 215 High Street, Westwood, MA 02090.
3. The Westwood Planning Board is the Special Permit Granting Authority for all SRD Special Permits.
4. Pursuant to M.G.L. Chapter 40A, Section 9 and 11 and the applicable provisions of the Westwood Zoning Bylaw and the Rules and Regulations of the Westwood Planning Board (hereinafter "Rules and Regulations"), the Planning Board caused notice of the public hearing to be published in *The Westwood Press*, a newspaper of general circulation in Westwood, on March 27, 2014 and again on April 3, 2014. Notice of the public hearing was posted in the Westwood Town Hall commencing on March 19, 2014, and continuing through the opening of the public hearing on April 8, 2014. Said notice of the public hearing was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on March 20, 2014.
5. After notice and publication was provided pursuant to M.G.L. Chapter 40A, Sections 9 and 11, the public hearing on the Application commenced on April 8, 2014 in the Cafeteria at the Thurston Middle School, 850 High Street, Westwood, MA, and was

continued to May 13, 2014, June 10, 2014, and July 15, 2014, at the Westwood Public Library, 660 High Street, Westwood, MA then to August 5, 2014, in the Champagne Meeting Room, 50 Carby Street, Westwood, MA then to September 2, 2014 at Westwood Public Library at 660 High Street, Westwood, MA and immediately continued on October 14, 2014 to November 10, 2014, then continued on December 2, 2014, to February 10, 2015, and April 14, 2015, all held in the same location Champagne Meeting Room, 50 Carby Street, Westwood, MA. The Planning Board closed the public hearing at its meeting on April 14, 2015 in the Champagne Meeting Room, 50 Carby Street, Westwood, MA. Deliberation and board discussion on the application was continued to the Board's April 27, 2015 meeting.

6. Westwood Planning Board members Steven M. Rafsky, Steven H. Olanoff, John J. Wiggin, Christopher A. Pfaff and Bruce H. Montgomery were present for all of the public hearing sessions and deliberated on the Application at a duly authorized meeting on April 27, 2015.
7. Said land is situated in a district classified under the Westwood Zoning Bylaw as the (SRE) Single Residence E zoning district.
8. Applicant sought to demolish the existing structures to construct 72 units for senior residents, over 55 years of age, consisting of 19 townhouse units and a 53-unit three-story residential building with associated parking. Over the course of the public hearings, the project scope was reduced to 24 total residential units in three two-story buildings.
9. The Applicant, Matthew Zuker and Jerry Rappaport, Jr. of CRP Development, LLC, requested a Leave to Withdraw Without Prejudice by letter dated April 27, 2015.


### DECISION

At a meeting of the Planning Board on Monday, April 27, 2015, and on a motion made by Steven H. Olanoff, and seconded by Christopher A. Pfaff, the Board voted to **grant** the applicant's request for **Leave to Withdraw Without Prejudice** relative to the Special Permit for the construction of a Senior Residential Development under Zoning Bylaw Section 8.4 and the associated Special Permit for Earth Material Movement under Zoning Bylaw Section 7.1.

### RECORD OF VOTE

The following members of the Planning Board voted to grant the applicant's request for the Leave to Withdraw Without Prejudice: Steven M. Rafsky, Steven H. Olanoff, John J. Wiggin, Bruce H. Montgomery, and Christopher A. Pfaff.

The following members of the Planning Board voted in opposition to the Leave to Withdraw Without Prejudice: None.

  
Abby McCabe, Town Planner

DATED: May 13, 2015