

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chairman
Trevor W. Laubenstein, Vice Chairman
Steven H. Olanoff, Secretary
David L. Atkins
Michael McCusker



Abigail McCabe, Town Planner
amccabe@townhall.westwood.ma.us
(781) 251-2581

Janice Barba, Planning & Land Use
Specialist
jbarba@townhall.westwood.ma.us
(781) 320-1366

PLANNING BOARD

MINOR MODIFICATION OF EARTH MATERIAL MOVEMENT SPECIAL PERMIT
510 Far Reach Road
Map 2, Lot 45

July 12, 2016

The Planning Board of the Town of Westwood hereby **approves** the Minor Modification of the March 15, 2016 approval for an Earth Material Movement Special Permit for earth movement related to the construction of a single-family residence as described in the application therefore filed with the Planning Board by or on behalf of Devaney Building Corporation on June 27, 2016, and associated materials made part of the record.

APPLICANT: Devaney Building Corporation
P.O. Box 1515
North Falmouth, MA 02556

PROPERTY OWNERS: SORA Realty LLC
300 Summer Street
Westwood, MA 02090

PROPERTY LOCUS: 510 Far Reach Road
Westwood, MA 02090
Assessor's Map 2 and Lot 45

2016 JUL 13 A 9:49
TOWN CLERK
TOWN OF WESTWOOD

BACKGROUND AND PROJECT SUMMARY

The Applicant submitted an application for a minor modification to the previously approved earth material movement special permit application and plan prepared by Norwood Engineering last revised on March 14, 2016, which was originally granted by the Planning Board on March 15, 2016. Both the previously approved plan and the modified plan result in the construction of a single-family residence and the movement of more than 200 cubic yards of fill, which requires a Special Permit from the Planning Board, pursuant to Section 7.1 of the Zoning Bylaw. The purpose of this minor modification is to shift the location of the proposed dwelling to the north, remove the originally proposed retaining wall, cut 1,319 cubic yards of fill, and fill in 203 cubic yards, for a net result of 1,115 cubic yards generated for removal.

The only modification associated with this request is the removal of fill, the relocation of the residence, and removal of the retaining wall originally proposed to be located south of the house.

APPLICATION AND PLANS

The Planning Board evaluated the request for the Earth Material Movement Minor Modification of the March 15, 2016 approval with new plan last revised July 8, 2016, which application was originally filed by or on behalf of the Applicant in the Planning Office on June 27, 2016, and the following related submissions ("Project"):

1. Plan entitled "Site Plan, #510 Far Reach Road in Westwood, Mass.", prepared by Norwood Engineering Co., Inc.; prepared for dated January 29, 2016, revised February 8, 2016, March 14, 2016, and last revised July 8, 2016.
2. Application and Electronic Mail requesting a Minor Modification to 510 Far Reach prepared by Donald Devaney, dated June 27, 2016.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicant, the Town of Westwood Planning Board has determined that the Application complies with the requirements of the Planning Board's Rules and Regulations for the Special Permits, and with the requirements of Section 7.1 [Earth Material Movement]. Specifically, the Planning Board makes the following procedural findings and project findings:

FINDINGS:

1. The Planning Board considered this Project Minor Modification in conformance with all conditions of the March 15, 2016 Earth Material Movement Special Permit Approval. Specifically, condition number six regarding plan modifications.
2. The total disturbed area remains the same at 20,600 Sq. Ft. and the overall drainage pattern of the surface water is unchanging.
3. The said operations will not be injurious or dangerous to the public health or safety of the neighborhood.
4. The said operations will not result in transportation which will cause injury to road war surfaces or result in case traffic congestion or hazards.
5. Westwood Planning Board members Christopher A. Pfaff, Steven H. Olanoff, and Trevor W. Laubenstein, Michael McCusker deliberated on the Application at a duly authorized meeting on July 12, 2016.

DECISION


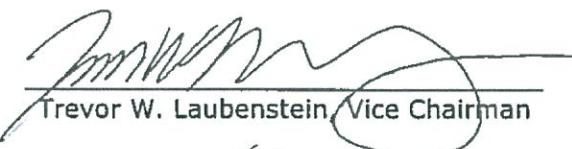

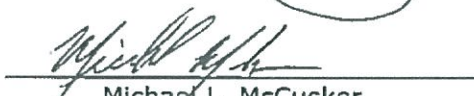
At a meeting on July 12, 2016, the Planning Board evaluated the Application in relation to the above findings, and did this day by a vote of four in favor and none opposed, voted to **approve** the Minor Modification of Earth Material Movement Special Permit as described above with the following condition.

CONDITIONS:

1. The road shall be protected from tracking of excess dirt onto the public way with a crushed stone entrance on the driveway and cleaned daily.

2. The conditions of the original March 15, 2016 approval related to construction hours, truck carrying routes, pavement protection, and repairing any damage caused to any features of the right-of-way shall remain in full force and effect.
3. The Applicant shall contact the Westwood Department of Public Works to inspection the installation of the proposed infiltration system before, during, and after construction.
4. Any major deviations from the approved plan shall require the applicant to submit a certified As-Built plan prepared by a professional engineer.

WESTWOOD PLANNING BOARD

 _____ Christopher A. Pfaff, Chairman	 _____ Trevor W. Laubenstein, Vice Chairman
 _____ Steven H. Olanoff, Secretary	 _____ Michael L. McCusker

Dated: 7/12/16

2016 JUL 13 A 9:49
TOWN CLERK
TOWN OF WESTWOOD

