

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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TOWN PLANNER
TOWN OF WESTWOOD
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PLANNING BOARD

CERTIFICATE OF VOTE
MINOR MODIFICATION OF OPEN SPACE RESIDENTIAL DEVELOPMENT
DEFINITIVE SUBDIVISION APPROVAL
ENVIRONMENTAL IMPACT AND DESIGN REVIEW APPROVAL

May 26, 2015

Pursuant to M.G.L. Chapter 41, Section 81W, the Planning Board of the Town of Westwood hereby **approves** the **Minor Modification of Open Space Residential Development (OSRD) Definitive Subdivision and the Environmental Impact and Design Review (OSRD-EIDR) of Morgan Farm Estates** as described in the application therefore filed with the Planning Board by or on behalf of Wall Street Development Corporation on May 11, 2015, and associated materials made part of the record.

APPLICANT: Wall Street Development Corp.

PROPERTY OWNERS: Wall Street Development Corp.

PROPERTY LOCUS: Appleseed Lane (Map 13, Lots 211, 212, and 213)
Appleseed Lane, off Morgan Farm Road
Assessor's Map 13, Lot 186 and Assessor's Map 20, Lot 13

BACKGROUND AND PROJECT SUMMARY

The Applicant submitted an application for a minor modification to the previously approved Morgan Farm Estates OSRD Definitive Subdivision, which was originally granted by the Planning Board on July 10, 2012, modified on November 13, 2012, and further modified on February 26, 2013. Both the previously approved plan and the modified plan result in a total of ten (10) residential lots and additional conservation parcels. The purpose of this minor modification is to reconfigure the lot lines for lots 3, 4, and 5 on Appleseed Lane (formerly shown as "lot Road B" on the plan endorsed on February 27, 2013).

The only modification associated with this request is an ANR plan to change the lot lines for the three lots on Appleseed Lane. The rear lot line for Lot 3 (the lot on the corner of Morgan Farm Road and Appleseed Lane) is shifting back to give lot 3 (new lot 3R) 1,192 more SF by conveying Parcel A from Lot 4A to new Lot 3R, and lot 4A (new lot 4R) is gaining 2,681 SF from lot 5R (formerly lot 5), and lot 5R is conveying Parcel B, the 2,681 SF parcel, to lot 4R.

APPLICATION AND PLANS

The Planning Board evaluated the request for the ANR and Minor Modification of OSRD Definitive Subdivision and EIDR of Morgan Farm Estates, which application was originally filed by or on behalf of the Applicant in the Planning Office on May 11, 2015, and the following related submissions ("Project"):

1. Approval Not Required (ANR) Plan entitled "Plan of Land Westwood, Massachusetts", prepared by GLM Engineering Consultants, Inc.; prepared for Wall Street Development Corp.; dated May 5, 2015, revised May 22, 2015.
2. Application for ANR and Modification to Open Space Residential Development, prepared by Wall Street Development Corp., dated May 10, 2015, received on May 11, 2015.

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 Subdivision of Land ("Subdivision Regulations"), and with the requirements of Section 8.3 [Open Space Residential Development] and Section 7.3 [Environmental Impact and Design Review]. Specifically, the Planning Board makes the following procedural findings and project findings:

FINDINGS:


1. The subject property consists of approximately 2.9 acres (126,607 Sq. Ft.) three lots on Appleseed Lane, located off of Morgan Farm Road, and is shown as Assessor's Map 13, Lots 211, 212, and 213 on the Westwood Board of Assessors' Map ("Project Site" or "Property").
2. The Planning Board considered this Project Minor Modification in conformance with all conditions of the Modification of OSRD Definitive Subdivision and OSRD-EIDR Approval. Specifically, condition # 2 and # 14 of the November 13, 2012 Decision, limiting the number of lots and requiring any modifications be approved by the Planning Board.
3. Westwood Planning Board members Christopher A. Pfaff, Steven H. Olanoff, and Trevor W. Laubenstein deliberated on the Application at a duly authorized meeting on May 26, 2015.

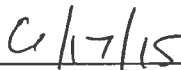
DECISION

At a meeting on May 26, 2015, the Planning Board evaluated the Application in relation to the above findings, and did this day by a vote of three (3) in favor and none opposed, voted to **approve** the **Modification of OSRD Definitive Subdivision Plan and OSRD-EIDR of Morgan Farm Estates** as described above.

RECORD OF VOTE

The following members of the Planning Board voted to approve the Minor Modification of Open Space Residential Development Definitive Subdivision and OSRD-EIDR of Morgan Farm Estates: Christopher A. Pfaff, Steven H. Olanoff, and Trevor W. Laubenstein.


Abigail McCabe, Town Planner


DATED: June 17, 2015