

TOWN OF WESTWOOD

Commonwealth of Massachusetts

Robert C. Malster, Chairman
Steven H. Olanoff, Vice Chairman
Robert E. Moore, Jr., Secretary
Bruce H. Montgomery
Henry W. Gale



Nora Loughnane, Town Planner
Janice Barba, Land Use Assistant

2009 APR 21 A 9:17

TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

DECISION OF THE PLANNING BOARD OF THE TOWN OF WESTWOOD

APPLICANTS: O.P.D.V Trust, Christopher M. Noble, Trustee
Grove Street, Land Court Plan 30612V, Lots 122, 123 and 124
Westwood, MA 02090

PROPERTY

LOCUS:

In the vicinity of 303 Grove Street
Town of Westwood Assessors' Map 5, Parcels 19A

MEETING:

The Planning Board of the Town of Westwood held a public meeting in accordance with the General Laws of the Commonwealth of Massachusetts on Tuesday, April 14, 2009 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, at which meeting the Planning Board considered the request of O.P.D.V Trust, Christopher M. Noble, Trustee, for a one (1) year extension of the Scenic Roads Approval made pursuant to Chapter 40, §15C and the Town of Westwood Scenic Roads Rules and Regulations.

PROJECT SUMMARY

The Applicant submitted an application on August 30, 2006, for Scenic Roads Approval to remove various trees with a trunk diameter of four (4) inches or more (as measured one (1) foot above grade) the public right-of-way of Grove Street and to remove approximately seventy (70) linear feet of an existing fieldstone wall along this street. In addition to this application, the Applicant also submitted an application on August 30, 2006 for a Shared Driveway Special Permit for property located at 303 Grove Street, to serve three single-family residential lots, pursuant to Section 6.1.26 of the Westwood Zoning Bylaw. These lots are part of a larger development which includes a total of nine (9) new residential building lots and one

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 (ANR) plan creating the lots was endorsed by the Planning Board in 2005.

The Shared Driveway Special Permit was approved by the Planning Board on March 21, 2007, with the Planning Board's Notice of Decision filed in the office of the Town Clerk on March 26, 2007. The Scenic Roads Approval was granted by the Planning Board on April 23, 2007, with the Planning Board's Notice of Decision filed in the office of the Town Clerk on April 26, 2007. Both of these Notices of Decision were subsequently recorded at the Norfolk County Registry of Deeds on July 16, 2007.

The applicant requested a one-year extension of both the Scenic Roads Approval and the Shared Driveway Special Permit by letter to Nora Loughnane, Town Planner, dated April 3, 2009. The applicant stated that additional time is required to complete negotiations with the Dedham-Westwood Water District regarding the installation of an in street water main loop connection which is a condition of the Shared Driveway Special Permit.

DECISION

The Planning Board, by a vote of five in favor and none opposed, hereby grants **approval** of the proposed one (1) year extension of the Scenic Roads Approval made pursuant to Chapter 40, §15C and the Town of Westwood Scenic Roads Rules and Regulations for the Project as described in the following related submissions (together hereinafter referred to as the "Project Plans") filed with the Planning Board by or on behalf of O.P.D.V. Trust, Christopher M. Noble, Trustee:

1. Plan entitled "Driveway Plan Lots 122-124 Hawthorne Estate 303 Grove Street Westwood, Massachusetts Prepared for Christopher M. Noble, O.P.D.V. Trust", dated August 30, 2006 and revised through December 8, 2006, prepared by Meridian Associates, Inc., 152 Conant Street, Beverly, Massachusetts 01015 and 69 Milk Street, Suite 302, Westborough, Massachusetts 01581, consisting of two (2) sheets;
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;
3. Declaration of Common Driveway, Utility Easement and Covenants, consisting of four (4) sheets.

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

CONDITIONS

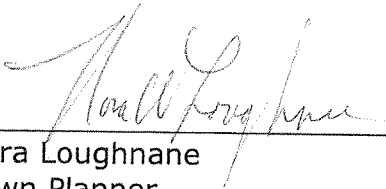
The foregoing approval is issued to the Applicant for the aforementioned Project in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

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 Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. This Extension of the Scenic Roads Approval shall expire on July 16, 2010 unless it has been recorded at the Norfolk County Registry of Deeds and substantial construction or use thereof has commenced within this time period.

RECORD OF VOTE

The following members of the Planning Board voted to grant a One-year Extension of the Scenic Roads Approval for the abovementioned Project: Henry Gale, Robert E. Moore, Jr., Robert C. Malster, Steven H. Olanoff , Bruce Montgomery.

The following members of the Planning Board voted in opposition to a One-year Extension of the Scenic Roads Approval for the abovementioned Project: None.



Nora Loughnane
Town Planner

DATED: April 15, 2009