

TOWN OF WESTWOOD
Commonwealth of Massachusetts

Steven M. Rafsky, Chairman
Steven H. Olanoff, Vice Chairman
John J. Wiggin, Secretary
Bruce H. Montgomery
Carol E. Chafetz



Nora Loughnane, Town Planner
Janice Barba, Planning & Land Use Specialist

PLANNING BOARD
CERTIFICATE OF VOTE
DEFINITIVE SUBDIVISION PLAN

January 11, 2011

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TOWN CLERK
TOWN OF WESTWOOD

Pursuant to M.G.L. Chapter 41, § 81W, the Planning Board of the Town of Westwood hereby **approves** the **Modification of Definitive Subdivision of Westview Estates** as described in the application therefore filed with the Planning Board by or on behalf of the Cornerstone Corporation on November 10, 2010, and associated materials made part of the record:

1. Original definitive subdivision plan, entitled "'Westview Estates' Plan of Land in Westwood, Mass.", was prepared by Norwood Engineering Co., Inc., Norwood, Mass., and dated November 9, 1964, endorsed on July 14, 1965 and recorded at the Norfolk County Registry of Deeds on August 31, 1965 in Plan Book 219, Page 839, consisting of the following two (2) sheets:

Sheet 1 entitled "'Westview Estates' Plan of Land in Westwood, Mass.", dated November 9, 1964; and

Sheet 2 entitled "Plan and Profile of Thompson Avenue in Westwood, Mass.", dated November 9, 1964 and revised through June 7, 1965.

2. Modified definitive subdivision plan entitled "Construction Revisions for 'Westview Estates' Definitive Subdivision in Westwood, Massachusetts", dated November 10, 2010, prepared by Site Design Professionals, LLC, 1200 Providence Highway, Suite 200-A, Sharon, MA 02067, and consisting of the following five (5) sheets:

Sheet 1 entitled "Cover Sheet" dated November 10, 2010;

Sheet 2 entitled "Construction Revisions of Topographic Plan for 'Westview Estates' Definitive Subdivision in Westwood, MA", dated November 10, 2010;

Sheet 3 entitled "Construction Revisions of Plan & Profile for 'Westview Estates' Definitive Subdivision in Westwood, MA", dated November 10, 2010;

Sheet 4 entitled "Construction Revisions of Plan & Profile for 'Westview Estates' Definitive Subdivision in Westwood, MA", dated November 10, 2010; and

Sheet 5 entitled "Construction Revisions of Site Details for 'Westview Estates' Definitive Subdivision in Westwood, MA", dated November 10, 2010.

3. Memorandum to Nora Loughnane, Town Planner, from Sergeant Paul Sicard, re: Westview Estates, dated November 17, 2010, consisting of one (1) page.
4. Memorandum to Nora Loughnane, Town Planner, from Linda Shea, Health Director, re: Modification of Westview Estates Definitive Subdivision Plan, dated November 22, 2010, consisting of one (1) page.
5. Memorandum to Nora Loughnane, Planning Director, from Jeffrey Bina, Town Engineer, re: Modification of Westview Estates Definitive Subdivision Plan, dated December 3, 2010, consisting of two (2) pages.
6. Memorandum to Nora Loughnane, Town Planner, from Linda Shea, Health Director, re: Modification of Westview Estates Definitive Subdivision Plan, dated December 15, 2010, consisting of one (1) page.
7. Letter to the Town of Westwood Planning Board, from Paul Brodmerkle, PE of Site Design Professionals, LLC, re: Planning Board Review, Construction Revisions for "Westview Estates", Thompson Avenue, Westwood, MA, dated January 3, 2010, consisting of two (2) pages.

STATEMENT OF FINDINGS

After having reviewed all the plans and reports filed by the Applicant and its representatives, and having considered the technical analysis, supplemental information provided during the course of the public hearing, correspondence and testimony from representatives from various boards and commissions and departments within the Town of Westwood and from all other interested parties, the Town of Westwood Planning Board makes the following procedural findings and project findings:

PROCEDURAL FINDINGS:

1. On November 10, 2010, an application was filed by or on behalf of Cornerstone Corporation (hereinafter "Applicant") with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application") pursuant to M.G.L. Chapter 41, Section 81W, and the Rules and Regulations Governing the Subdivision of Land in Westwood, dated December 15, 1998 (hereinafter "Rules and Regulations"),
2. Pursuant to M.G.L. Chapter 41, Sections 81K thru 81GG (hereinafter "Subdivision Control Law"), and the applicable provisions of the 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 November 18, 2010 and again on November 25. Notice of the public hearing was posted in the Westwood Town Hall commencing on November 10, 2010, and continuing through the opening of the public hearing on December 8, 2010. Said notice of the public hearing was mailed postage prepaid to the applicant and to all abutters as prescribed in the Subdivision Control Law on November 10, 2010.
3. The Planning Board provided copies of the Application to other Town of Westwood boards and commissions, departments and officials including, but not limited to, the Board of Health, Board of Selectmen, Building Commissioner, Conservation Commission, Department of Public Works, Economic Development Officer, Fire Chief, Police Chief and Town Engineer.
4. After notice and publication was provided pursuant to the applicable provisions of the

Subdivision Control Law and the Rules and Regulations, the public hearing on the Application commenced on December 10, 2010 in the Selectmen's Meeting Room at Westwood Town Hall, 540 High Street, Westwood, Massachusetts, and was continued to January 11, 2011 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, on which date the Planning Board closed the public hearing.

5. Westwood Planning Board members Steven M. Rafsky, Steven H. Olanoff, John J. Wiggin, Bruce H. Montgomery, and carol Chafetz were present for all public hearings at which testimony was taken.
6. Westwood Planning Board members Steven M. Rafsky, Steven H. Olanoff, John J. Wiggin, Bruce H. Montgomery, and carol Chafetz deliberated on the Application at a duly authorized meeting on January 11, 2011.

PROJECT FINDINGS:

1. The subject property consists of twelve (12) parcels of land shown on the Westwood Board of Assessors' Map as A.P. 29, Lots 113 thru 118 and A.P. 36, Lots 44 and 48 thru 52, and the undeveloped portion of Thompson Avenue serving said parcels.
2. The Applicant proposes to develop Thompson Avenue to serve the above parcels, and to accommodate the development of no more than one single-family residential dwelling on each of said parcels (hereinafter "Development").
3. Upon completion of the Development, the Applicant intends to request acceptance of Thompson Avenue as a public way.
4. The Development, as modified by the conditions of this decision, is consistent with the applicable provisions of the Subdivision Control Law and the Rules and Regulations.
5. The Development, as modified by the conditions of this decision, will not present a public safety hazard to the Town, or the surrounding residential properties.

WAIVERS

The Planning Board of the Town of Westwood did on December 8, 2010, by a vote of five in favor and none opposed, **grant** the following waivers to the Rules and Regulations, in connection with the Modification of Definitive Subdivision of Westview Estates:

1. Section IV.A.2.e requiring the layout width of the right-of-way to be a minimum of 50 feet shall be waived. The proposed layout width of 40' feet is consistent with the connecting streets, Briarwood Drive (private) and Thompson Avenue (public). The Planning Board finds that this waiver is in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law.
2. Section V.F requiring the use of standard granite vertical curbing installed along each edge of the roadway shall be waived. The proposed use of bituminous concrete berm in place of vertical granite curb is consistent with the curbing on connecting streets. The Planning Board finds that this waiver is in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law.
3. Section V.H.1 requiring the construction of 6' sidewalks on both sides of the roadway shall be waived. The proposed sidewalk width of 5' is consistent with the width of sidewalks on

connecting streets. The Planning Board finds that this waiver is in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law.

4. Section V.I.1 requiring the provision of 6' grass plots on both sides of the roadway shall be waived. The proposed grass plot width of 2' is consistent with the width of grass plots on connecting streets. The Planning Board finds that this waiver is in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law.

CONDITIONS

After public hearing, the Planning Board of the Town of Westwood did this date, by a vote of five to zero, vote to **approve** the **Modification of Definitive Subdivision of Westview Estates** as described above, subject to the following conditions:

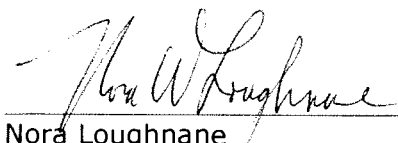
1. Plans shall be revised to include an extension of the gravity sewer to the back edge of the Thompson Avenue cul-de-sac, to be laid at 0.004 to create an invert elevation of 182.77 at the last manhole on Thompson Avenue (Station 12+70).
2. Plans shall be revised to create a 30' wide sewer easement across lot 10 in line with the proposed sewer on Thompson Avenue, to allow for a future sewer line connection on Dela Park Road.
3. Plans shall be revised to include the relocation of the stormceptor unit shown on submitted plans at Station 7+70 LT to a location approved by the Town Engineer.
4. Plans shall be revised to include the addition of curbing on the north side of Thompson Avenue across from the intersection with Briarwood Drive.
5. Plans shall be revised to include the addition of two catch basins on the easterly portion of Thompson Avenue in locations approved by the Town Engineer.
6. Plans shall be revised to include street lighting at intersections and at the end of the Thompson Avenue cul-de-sac.
7. The existing catch basins on Thompson Avenue shall be cleaned out and the condition evaluated before the proposed drains pipes are installed. If necessary due to unacceptable physical condition the catch basins shall be replaced at the Applicant's expense.
8. The soil in the bottom of the swale shall be of a type to allow the water to infiltrate to the subsoil within 24 hours after a rain event.
9. An inspection port shall be provided on each Cultec recharger unit to allow inspection of the units to ensure water is infiltrating to soil.
10. Pipe markers shall be installed at each lot front corner.
11. A stop sign at the end of Winter Terrace at the intersection with Thompson Avenue.
12. A street sign shall be installed at the intersection of Thompson Avenue and Briarwood Drive in a location approved by the Town Engineer.
13. All utilities shall be installed underground throughout the Development.

14. The Applicant shall comply with all conditions of the Westwood Conservation Commission, as set forth in any Order of Conditions for the Development.
15. The Applicant shall provide road acceptance plans to the Town Engineer prior to the issuance of a building permit for the last buildable lot in the Development.
16. The Applicant shall provide as built roadway and utility plans to the Town Engineer prior to the issuance of a building permit for the last buildable lot in the Development.
17. The Applicant shall provide for a Performance Guarantee, in a manner acceptable to the Planning Board, to ensure that the required improvements will be constructed and/or installed in accordance with the approved amended Definitive Plan.
18. The Applicant shall record a copy of this Certificate of Vote at the Norfolk County Registry of Deeds. The Planning Board shall endorse on the originally approved Definitive Plan a reference to this Certificate of Vote and its recording information.
19. The Applicant shall submit an amended Definitive Plan incorporating all of the above Conditions and any changes necessitated for compliance with said Conditions, and including a reference to this Certificate of Vote, to the Planning Board for their final review and approval and endorsement. Said amended Definitive Plan shall bear the stamp of the Registered Professional Engineer and/or Registered Professional Land Surveyor responsible for the preparation of the Plan.
20. After endorsement, the Applicant shall record the amended Definitive Plan at the Norfolk County Registry of Deeds.
21. Any future change, modification or amendment to the amended Definitive Plan as may be approved by the Planning Board shall be in accordance with the requirements of M.G.L. Chapter 41, § 81W.

RECORD OF VOTE

The following members of the Planning Board voted to approve the proposed Modification of Definitive Subdivision of Westview Estates: Steven H. Olanoff, John J. Wiggin, Bruce H. Montgomery, Carol E. Chafetz and Steven M. Rafsky.

The following members of the Planning Board voted to approve the proposed Second Modification of Definitive Subdivision of Powissett Estates and Definitive Subdivision of Morgan Farm Estates: None.



Nora Loughnane
Town Planner

DATED: March 29, 2011