

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chairman
Steven H. Olanoff, Vice Chairman
Trevor W. Laubenstein, Secretary
John J. Wiggin
Bruce H. Montgomery



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

**CERTIFICATE OF VOTE
DEFINITIVE SUBDIVISION**

**DEERFIELD AVENUE EXTENSION
(580, 582, 590 High Street and 72 & 90 Deerfield Avenue and
Assessor's Map 14, Lots 70, 71, 72, 94, 95)**

TOWN CLERK
TOWN OF WESTWOOD
NOV - 5 P 5:01

Pursuant to M.G.L. Chapter 41, §81 and Westwood's Subdivision Rules and Regulations, the Planning Board of the Town of Westwood, at a meeting on October 6, 2015 by a vote of five members in favor and none opposed, voted to conditionally **approve** the Definitive Subdivision plan to construct an ~862 ft. road to extend from the terminus of Deerfield Avenue to Westwood Glen Road. The Deerfield Avenue Extension Definitive Subdivision extends across five parcels to be reconfigured into four land parcels and the roadway right-of-way parcel as shown on the plans entitled "Definitive Subdivision Plan Deerfield Avenue Extension, 590 High Street Westwood, Massachusetts", dated August 13, 2015, last revised on October 1, 2015, prepared by Pare Corporation, and originally filed with the Planning Board and Town Clerk on August 14, 2015.

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, commissions, departments with the Town of Westwood, members of the public, and from all other interested parties, the Town of Westwood Planning Board makes the following procedural findings and project findings:

Procedural Findings:

1. On August 14, 2015, an application was filed by or on behalf of Town of Westwood (hereinafter referred to as the "Applicant") with the Westwood Planning Board and the Westwood Town Clerk (hereinafter "Application") pursuant to M.G.L. Chapter 41, Section 81, and the Rules and Regulations Governing the Subdivision of Land in Westwood, last amended July 10, 2012.
2. Pursuant to M.G.L. Chapter 41, Sections 81kK through 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 August 28, 2015 and again on September 4, 2015. Notice of the public hearing was posted in the Westwood Town Hall in the office of the Town Clerk on August 24, 2015 and continuing through the opening

of the public hearing on September 15, 2015. Said notice of the public hearing was mailed postage prepaid to the applicant, property owner, and all abutters as prescribed in the Subdivision Control Law on August 27, 2015.

3. The Planning Board provided copies of the Application to other 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, Town Engineer, Police Chief, Fire Chief, and the Dedham Westwood Water District on August 24, 2015.
4. The Board of Health filed their report to approve the Definitive Subdivision on September 24, 2015, pursuant to M.G.L. Chapter 41, Section 81U.
5. After notice and publication was provided pursuant to the applicable provisions of the Subdivision Control Law and the Board's Rules and Regulations, the public hearing on the Application commenced on September 15, 2015, in the Community Meeting Room at the Public Library at 660 High Street in Westwood, MA 02090, and was continued to October 6, 2015 in the Champagne Meeting Room at 50 Carby Street, Westwood, MA 02090, and the hearing was further continued to October 20, 2015 and November 3, 2015.
6. Westwood Planning Board members Trevor W. Laubenstein, Bruce H. Montgomery, Christopher A. Pfaff, Steven H. Olanoff, and John J. Wiggin were present for all public hearings at which testimony was taken.
7. Westwood Planning Board members Trevor W. Laubenstein, Bruce H. Montgomery, Christopher A. Pfaff, Steven H. Olanoff, and John J. Wiggin deliberated and acted on the Application at duly authorized meeting on October 6, 2015.
8. Westwood Planning Board members Trevor W. Laubenstein, Bruce H. Montgomery, Christopher A. Pfaff, Steven H. Olanoff, and John J. Wiggin further deliberated and acted on a request for modification of the October 6, 2015 Definitive Subdivision Approval at duly authorized meeting on October 20, 2015, Said modification requested plan amendments related to curbing and striping of parking spaces adjacent to 72 and 87 Deerfield Avenue.

Project Findings:

1. The subject property consists of five (5) parcels of land shown on the Westwood Board of Assessors' Map as 14, Lots 70, 71, 72, 94, and 95 also known as 580, 582, 590 High Street and 72 and 90 Deerfield Avenue.
2. The Applicant proposes to formalize the existing right-of-way by constructing a ~862 foot road to extend from the current terminus of Deerfield Avenue to Westwood Glen Road. The Definitive Subdivision establishes the extension of Deerfield Avenue across five existing parcels to be reconfigured into a total of four (4) land parcels and the roadway right-of-way parcel. The four resultant lots would include one parcel containing Town Hall, the new Police Station, and associated public space and parking areas, a second parcel containing the American Legion building and its own parking area, a third lot containing the Deerfield School and playing fields, and a fourth undersized,

unbuildable lot in the northwest corner of the site, bounded by Westwood Glen Road, the extended Deerfield Avenue, and the adjacent Westwood Glen senior residential property on each of said parcels (herein after "Development").

3. Upon completion of the Development, the Applicant intends to request acceptance of Deerfield Avenue Extension as a public way.
4. The Board found that 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 may waive any of its Rules and Regulations if the Board finds the waiver is in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law. The Westwood Planning Board on October 6, 2015, by a vote of five in favor and none opposed, **granted** the following waivers to the Rules and Regulations upon finding that the waivers are in the public interest and not inconsistent with the intent and purpose of the Subdivision Control Law.

1. Application filing fee waiver (Section IIIB I c).
1. Waiver of the requirement for a Performance Guarantee (Section II6).
2. Waiver of minimum 400 ft. site sight Distance (Section IVA e).
3. Waiver from minimum centerline radii of curved streets (300 ft. required; 61 ft., 150 ft., 101 ft., and 56 ft., provided) (Section IV2 B).
4. Waiver from the minimum right-of-way width for secondary streets (50 ft. required; 40 ft. provided) (Section IVA2 e).
5. Waiver from Open Space playground dedication requirements. Open space is provided but no park or playground is proposed (Section IVE).
6. Waiver from minimum paved road width (26 ft. required; 22 ft. provided) (Section VE 2 and IXA3).
7. Waiver from requirement for vertical granite curbing on both sides of the street (Section VF). Vertical granite curbing is proposed on the west side of the street and Cape Cod berm is proposed on the east side of the street.
8. Waiver for six (6) ft. sidewalks on both sides of street (Section VH 1). A four (4) ft. sidewalk is proposed on the west side of the street where it connects with the existing four foot sidewalk on the Deerfield School property and widens to six (6) feet on the west side of the Deerfield Extension.
9. Waiver for 6 ft. grass plot on each side of roadway (Section VI 1 and IXA4).
10. Waiver from the tree planting requirements for 3" caliper trees to be planted every 30 ft. (Section VM).
11. Waiver from catch basin locations on both sides of the street (Section VA1). Catch basin inlets are proposed in the parking areas, wetlands, and along the slope of the west and east side of the roadway.
12. Waiver for reinforced concrete pipe (Section XB 1). A dual wall high density polyethylene pipe (HDPE) is proposed.

CONDITIONS

The Westwood Planning Board by a vote of five in favor and none opposed, voted to approve the Definitive Subdivision of Deerfield Avenue Extension as described above, subject to the following conditions:

1. The Definitive Subdivision Plan last revised on October 1, 2015 shall be further revised to include the following:
 - o Street trees and street lighting near 72, 87, and 90 Deerfield Avenue properties. The exact locations shall be approved by the Director of Public Works and Town Engineer.
 - o Further improvements in the vicinity of on-street parking spaces adjacent to 72 Deerfield Avenue, including curbing, striping and drainage provisions, to be reviewed and approved by the Town Engineer and Director of Public Works.
 - o Traffic calming measures that include at least one speed hump and school zone pavement marking on the portion of the Deerfield Avenue Extension extending from the bend in the road near the 90 Deerfield Avenue property to the terminus at Westwood Glen Road.
2. The Applicant shall submit the Definitive Subdivision Plan, as revised in conformance with Condition one (1) above, for endorsement by the Planning Board and, following said endorsement, shall record the Definitive Subdivision Plan and a copy of this decision at the Norfolk County Registry of Deeds.
3. The portion of the Deerfield Avenue Extension extending from the bend in the road near the 90 Deerfield Avenue property to the terminus at Westwood Glen Road, shall be designated as a "no parking" area and so indicated with signage.
4. The Applicant shall pursue appropriate traffic calming measures along the existing portion of Deerfield Avenue, including the installation of new curbing and school zone speed limit signage and pavement markings as permitted by regulation and statute, and as reviewed and approved by the Town Engineer and Director of Public Works.
5. A final As-Built plan showing the road and utilities shall be submitted to the Town Engineer and Town Planner. The "As Built" plan shall be delivered in a format approved by the Information Systems Director for compatibility with the Town of Westwood GIS database.

APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Planning Office and the Office of the Town Clerk on August 14, 2015 and the following material associated with this application.

1. Application for Definitive Subdivision Plan and project narrative; prepared by Andrew J. Chagnon of Pare Corporation on behalf of Town of Westwood, dated August 13, 2015; received as complete by the Planning and Town Clerk on August 14, 2015.
2. Application for Environmental Impact & Design Review (EIDR) and project narrative; prepared by Andrew J. Chagnon of Pare Corporation on behalf of Town of Westwood, dated August 13, 2015; received as complete by the Planning and Town Clerk on August 14, 2015.
3. Plans entitled "Definitive Subdivision Plan Deerfield Avenue Extension, 590 High Street, Westwood, Massachusetts", dated August 2015 consisting of three (3) sheets; Cover Sheet, Definitive Subdivision Plan by Feldman Land Surveyors, and Definitive Subdivision Plan; prepared by Pare Corporation for Town of Westwood; received on August 14, 2015.
4. Application authorization letter from Patricia A. Parcellin, CEO Girl Scouts of Eastern Massachusetts, to Christopher Pfaff, Chairman, RE: Applications for Definitive Subdivision and Environmental Impact & Design Review Involving AP 14, Lot 70, dated August 31, 2015.
5. Application authorization letter from Richard D. Paster Commander of American Legion Post No. 320, RE: Applications for Definitive Subdivision and Environmental Impact & Design Review Involving AP 14, Lot 95, dated August 18, 2015.
6. Revised plan narrative to Westwood Planning Board, from Pare Corporation, dated September 9, 2015.
7. Revised plans entitled "Definitive Subdivision Plan Deerfield Avenue Extension, 590 High Street, Westwood, Massachusetts", dated August 2015 and revised on September 9, 2015, and October 1, 2015 consisting of four (4) sheets; Cover Sheet, Definitive Subdivision Plan by Feldman Land Surveyors, and Definitive Subdivision Plan; prepared by Pare Corporation for Town of Westwood.
8. Plans filed for the Environmental Impact and Design Review application entitled "Westwood Police Department, 590 High Street, Westwood, MA 02090 Permitting Set", prepared by Dore & Whittier Architects, CR Architecture and Design, Pare Corporation, and Brown Sardina, Inc., consisting of 22 sheets, dated August 13, 2015, revised October 1, 2015.
9. Applicant's response to comments prepared by Pare Corporation to Town Engineer Jeffrey Bina, Re: Response to Comments, dated September 1, 2015 consisting of three pages.
10. Stormwater Report entitled "Police Station - Westwood Public Safety Westwood, Massachusetts", submitted to the Westwood Planning Board, prepared by Pare Corporation, dated August 13, 2015, revised October 1, 2015.
11. Memorandum from Town Engineer, Jeffrey Bina; to Town Planner, Abigail McCabe; RE: Definitive Subdivision, Deerfield Ave. Police Station EIDR, dated September 3 and revised on October 5, 2015.
12. Memorandum from Town Planner, Abby McCabe to Planning Board Members, RE: Deerfield Avenue Extension Definitive Subdivision and Police Station Headquarters EIDR - 580, 582, 590 High Street and 72 & 90 Deerfield Avenue, dated September 11, and revised on October 2, and October 6, 2015.

13. Sheet entitled "Sidewalk Revision Fig. 1" prepared by Pare Corporation, dated September, 2015.
14. Plan set entitled "Westwood Police Station, 590 High Street, Westwood, MA 02090" prepared by Pare Corporation and Dore & Whittier, consisting of 15 sheets, dated August 13, 2015, revised October 1, and last revised on October 15, 2015, received October 15, 2015.
15. Traffic Impact Analysis entitled "Westwood Police Station, Westwood, Massachusetts", prepared by Pare Corporation, containing 221 pages, dated September 2015.
16. Letter from Deputy Fire Chief, Michael F. Reardon, to Town Planner, Abigail McCabe, Re: Police Station Redevelopment, dated September 10, 2015.
17. Electronic Mail from Deputy Fire Chief, Michael F. Reardon to Town Planner, Abigail McCabe, RE: Westwood Fire Department Review of Police Station Redevelopment, sent on October 5, 2015.
18. Electronic Mail from Dedham Westwood Water District, Eileen Commane, to Abigail McCabe, Subject: Revised Police Station & Deerfield Ave. Plans – Tues. 10/6 Planning Board meeting, sent October 6, 2015.
19. Memorandum from Health Director, Linda Shea, to Town Planner Abigail McCabe, Subject: Deerfield Avenue Extension Definitive Subdivision Plan and Environmental Impact and Design Review, dated September 24, 2015.
20. Memorandum from Zoning Administrator, Louise Rossi, to Town Planner, Abby McCabe, Re: 580-590 High Street – Police Station Project, Special Permit, Section 9.3, Water Resource Protection Overlay District, dated September 30, 2015.
21. Electronic Mail from Historical Commission Chairman, Peter Paravalos, sent September 28, 2015.
22. Public comment letter from Reev. J.M. Phillips of 97 Deerfield Ave., dated August 30, 2015, received on September 3, 2015.
23. Plan prepared by resident at 77 Deerfield Avenue, Sean Sweeney, submitted at October 6, 2015 public hearing.

RECORD OF VOTE

The following members of the Planning Board voted on October 6, and accepted plan modifications on October 20, 2015, voted to grant **Approval** for the abovementioned Definitive Subdivision Project: Christopher A. Pfaff, Bruce H. Montgomery, Steven H. Olanoff, John J. Wiggin, Trevor W. Laubenstein.

The following members of the Planning Board voted in opposition to Definitive Subdivision Approval for the abovementioned Project: None.


 Abigail McCabe, Town Planner


 DATE