

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chairman
Steven H. Olanoff, Vice Chairman
Trevor W. Laubenstein, Secretary
John J. Wiggin
Bruce H. Morrissey
Todd Sullivan, Associate Member
Steven Rafsky, Associate Member



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2015 DEC 18 A 11: 58
TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

CERTIFICATE OF VOTE - PRELIMINARY SUBDIVISION
Westwood Estates
(Off Wight Lane and 9 Hedgerow Lane, Map 32 Lots 009 & 197)

Pursuant to M.G.L. Chapter 41, §81S and Westwood's Subdivision Rules and Regulations, the Planning Board of the Town of Westwood, at a meeting on December 15, 2015 by vote of five members in favor and none opposed, voted to **approve with modifications** the Preliminary Subdivision plan for a ten (10) lot subdivision served by a ~1,110 ft. road beginning at 9 Hedgerow Lane extending off Wight Lane with a 14-ft. wide emergency access road connection to Lyons Drive. The proposed subdivision named Westwood Estates at Wight Lane and 9 Hedgerow Lane as shown on the plans entitled "Westwood Estates Preliminary Subdivision", prepared by Norwood Engineering, consisting of four sheets dated November 16, 2015 and filed with the Planning Board and Town Clerk on November 20, 2015.

MODIFICATIONS OF THE BOARD

1. The Applicant should apply to the Norwood Conservation Commission prior to applying for the Definitive Subdivision Plan given the presence of significant wetlands related to the site and the implications for future development within Westwood.
2. The Dedham-Westwood Water District and Fire Department shall review the water service connection system details and hydrant locations. A fire hydrant at the end of the proposed new cul-de-sac shall be provided.
3. The 2 inch water line on Hedgerow shall be replaced with an 8 inch water main back to Canton Street.
4. The proposed emergency access road shall be designed to meet the Board's Subdivision Rules and Regulations and Town Standards, and be maintained to provide access that shall remain clear of vegetation, snow, or other obstructions to allow access at all times.
5. The retention basin and sediment forebay shall be redesigned to allow for convenient access and visibility for maintenance and shall be approved by the Westwood Department of Public Works.
6. The existing cul-de-sac at the end of Hedgerow Lane shall be redesigned and realigned with the proposed Road "A" and the lawn area in front of the existing lots be expanded.

7. The existing fence along the Norwood-Westwood border shall be relocated to the south side of the easement.
8. The lot shape calculation shall be provided on the plan for each lot.
9. The Applicant shall explicitly identify and label all requests for waivers in writing and annotate on the plan.

APPLICATION AND PLANS

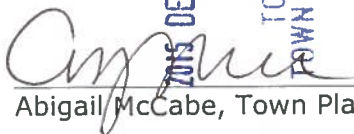
The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Planning Office and the Town Clerk on November 20, 2015 and the following material associated with this application.

1. Application for Preliminary Subdivision Plan; prepared by David Spiegel and Matthew Smith, dated November 20, 105; received as complete by the Planning and Town Clerk on November 20, 2015.
2. Plans entitled "Westwood Estates Preliminary Subdivision", dated November 16, 2015 consisting of four sheets (Overview Plan; Layout, Grading & Utilities; Layout, Grading & Utilities; Road Profile); prepared by Matthew D. Smith.; dated November 16, 2015 received November 20, 2015.
3. Memorandum from Town Engineer, Jeffrey Bina; to Town Planner, Abigail McCabe; RE: Application for Preliminary Subdivision "Westwood Estates", dated December 14, 2015.
4. Memorandum from Town Planner, Abigail McCabe; to Planning Board Members, RE: Preliminary Subdivision Application - Wight Lane / Westwood Estates, dated December 14, 2015.
5. Memorandum from Sgt. Paul R. Sicard; to Abigail McCabe, Town Planner; Subject: Subdivision off Wight Lane, dated December 10, 2015.
6. Electronic Mail from Conservation Agent, Karon Catrone; to Abigail McCabe, Subject: Westwood Estates, sent December 7, 2015.
7. Electronic Mail from Executive Director of Eileen Commane; to Abigail McCabe, Subject: Planning Board 12/15 Meeting Reminder; sent December 10, 2015.
8. Westwood Fire Department comments #7, undated.
9. Board of Health Report from Health Director, Linda R. Shea; to Abigail McCabe; Subject: Preliminary Subdivision Plan - Westwood Estates.

RECORD OF VOTE

The following members of the Planning Board voted on December 15, 2015 to grant **Approval** with modifications for the abovementioned Project: Christopher A. Pfaff, Bruce H. Montgomery, Steven H. Olanoff, John J. Wiggin, and Todd Sullivan.

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


Abigail McCabe, Town Planner

12/18/15
DATE