

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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Trevor W. Laubenstein, Vice Chairman  
Steven H. Olanoff, Secretary  
David L. Atkins  
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2017 FEB 10 A 9 22  
**PLANNING BOARD**

**MINOR MODIFICATION OF EARTH MATERIAL MOVEMENT SPECIAL PERMIT**  
**14 STONEMEADOW DRIVE**  
**Map 5, Lot 099**

**February 7, 2017**

The Planning Board of the Town of Westwood hereby **approves** the Minor Modification of the original February 23, 2016 approval for an Earth Material Movement Special Permit for earth movement related to the construction of a retaining wall and regrading that will include a net volume of 4,342 cubic yards of fill at 14 Stonemeadow Drive as described in the application therefore filed with the Planning Board by or on behalf of Assadd J. Sayah on January 23, 2017, and associated materials made part of the record.

**APPLICANT:** Assadd J. Sayah

**PROPERTY OWNERS:** Assadd J. Sayah Trust  
14 Stonemeadow Drive  
Westwood, MA 02090

**PROPERTY LOCUS:** 14 Stonemeadow Drive  
Assessor's Map 05, Lot 099

**BACKGROUND AND PROJECT SUMMARY**

The Applicant submitted an application for a minor modification to the previously approved earth material movement special permit application and plan prepared by George J. Zambouras, PE revised through February 14, 2016, which was originally granted by the Planning Board on February 23, 2016. Both the previously approved plan and the modified plan result in the construction of a retaining wall and grading changes at 14 Stonemeadow Drive. The modified plan proposes a maximum wall height of 6 ft. from the previously approved 3'11" high wall and proposed grading at a 2.5:1 slope and a net volume of 4,342 cubic yards of fill.

The only modification associated with this request is a redesign of the wall, change in grading and total fill from 4,470 to 4,342 cubic yards.

## APPLICATION AND PLANS

The Planning Board evaluated the request for the Earth Material Movement Minor Modification of the February 23, 2016 approval with new plan last revised December 22, 2016, which application was originally filed by or on behalf of the Applicant in the Planning Office on January 23, 2017, and the following related submissions ("Project"):

1. Plan entitled "Proposed Wall and Grading Plan, 14 Stonemeadow Drive, Westwood, Massachusetts", prepared by George J. Zambouras, P.E., dated December 22, 2016.
2. Letter to Westwood Planning Board, prepared by George J. Zambouras, P.E., Re: Wall and Grading Revision, Earth Movement Special Permit, dated Feb. 23, 2016, 14 Stonemeadow, dated January 23, 2017.
3. Memorandum from Philip F. Paradis, Jr. PE, to Todd Korchin, DPW Director, Subject: 14 Stonemeadow Drive Earth Material Moving Permit, dated January 27, 2017.

## 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 Special Permits, and with the requirements of Section 7.1 [Earth Material Movement]. Specifically, the Planning Board makes the following procedural findings and project findings:

### FINDINGS:

1. The Planning Board considered this Project a Minor Modification from the plans approved with the February 23, 2016 approval submitted to the Town Clerk on March 3, 2016 for Earth Material Movement Special Permit and accepts the revised plan entitled "Proposed Wall and Grading Plan, 14 Stonemeadow Drive, Westwood, MAassacusetts", prepared by George J. Zambouras, P.E., dated December 22, 2016.
2. Westwood Planning Board members Christopher A. Pfaff, Steven H. Olanoff, and Trevor W. Laubenstein, Michael L. McCusker, and David L. Atkins deliberated on the Application at a duly authorized meeting on February 7, 2017.

## DECISION


At a meeting on February 7, 2017, the Planning Board evaluated the Application in relation to the above findings, and did this day by a vote of five in favor and none opposed, voted to **approve** the Minor Modification of Earth Material Movement Special Permit as described above with the following condition.

### CONDITIONS:

1. At the completion of the Project, the Project Engineer shall certify that the fill is suitable for proper drainage and constructed in accordance with the approved plan.

Page 2 of 3

2. All conditions of the original March 3, 2016 approval related to construction hours, truck carrying routes, pavement protection, and repairing any damage caused to any features of the right-of-way shall remain in full force and effect.
3. The retaining wall shall be reconstructed to be consistent with the provided proposed plan entitled "Proposed Wall and Grading Plan, 14 Stonemeadow Drive, Westwood, Massachusetts, dated December 22, 2016, prepared by George J. Zambouras, P.E.
4. The Applicant shall submit a certified as-built plan stamped and signed by a MA registered professional engineer to certify that the work is in accordance with the approved plan at the completion of the project.



Christopher A. Pfaff, Chairman

**WESTWOOD PLANNING BOARD**

Trevor W. Laubenstein, Vice Chairman



Steven H. Olanoff, Secretary



Michael L. McCusker



David L. Atkins

Dated: 2/7/17

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TOWN CLERK  
TOWN OF WESTWOOD