

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Trevor W. Laubenstein, Chairman
David L. Atkins, Vice Chairman
Steven H. Olanoff, Secretary
Brian D. Gorman
Michael L. McCusker



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

2017 MAY 12 4:45 PM
TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD
DECISION OF THE PLANNING BOARD
SCENIC ROAD APPROVAL

APPLICANT: SORA Realty, LLC
15 Longmeadow Drive
Westwood, MA 02090

PROPERTY OWNER: Same as Applicant

PROPERTY LOCUS: Summer Street
Lots 139 & 140
Assessor's Map 03, Lots 20 & 25

BACKGROUND AND PROJECT SUMMARY

The Applicant requested the removal of two 20 foot sections of stonewall within the Summer Street public right-of-way for the construction of two new driveway entrances for lots 139 and 140 (Assessor's Map 03, Lots 020 and 025). The Application proposes to construct stone wall returns on either side of both driveways with the removed stones and supplemental with additional stones. No trees are proposed to be removed.

APPLICATION AND PLANS

At the Planning Board's meeting on April 24, 2017, the Board evaluated the requested removal of two-20 foot portions of stonewalls in an application filed with the Town Clerk on March 27, 2017, and the following related submissions:

1. Application for Scenic Road public hearing, prepared by Daniel Merrikin on behalf of Domenic Esposito of SORA Realty, LLC, submitted on March 27, 2017.
2. Narrative and Photographs of stone wall and right-of-way near Lots 139 and 140 Summer Street.
3. Plan entitled "Lots 139 & 140 Summer Street Site Plan of Land in Westwood, MA", prepared by Merrikin Engineering, LLP, dated February 1, 2017, last revised April 23, 2017 (Sheets 1 and 2).

STATEMENT OF FINDINGS

After having reviewed all the materials filed by the Applicant and their representatives, and having considered all correspondence, testimony, and materials submitted, the Westwood Planning Board makes the following findings:

1. The Applicant requested permission to two sections of stone wall of which are within the public right-of-way to Summer Street, pursuant to M.G.L. Chapter 40, §15C (the "Scenic Road Act"),

and M.G.L. Chapter 87, §3 (the "Public Shade Tree Act"), and the Rules and Regulations of the Town of Westwood Planning Board as Permit Granting Authority Pursuant to M.G.L. Chapter 40, Section 15C ("Scenic Roads Rules and Regulations"). The Application proposes reusing the removed stones to create wall returns along both sides of both driveways.

2. Planning Board approval, pursuant to the Scenic Road Act, and the Scenic Road Rules and Regulations, is required for the removal of stonewalls within the public right-of-way on a designated scenic road.
3. Summer Street is listed as a Scenic Road in the Scenic Roads Rules and Regulations.
4. Pursuant to the Scenic Road Act and the applicable provisions of the Scenic Roads Rules and regulations, the Planning Board gave notice of the public hearing published in the Westwood Press on April 7, 2017 and April 14, 2017. Notice of the public hearing was posted in the Westwood Town Hall and the Carby Street Municipal Building on March 30, 2017. Said notice of the public hearing was mailed to all Parties in Interest as defined in the Scenic Road Act and the Scenic Road Rules and Regulations on March 30, 2017.
5. After notice as provided as described above, the public hearing on the Application was held on Monday, April 24, 2017 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts.
6. Westwood Planning Board members David L. Atkins, Steven H. Olanoff, Christopher A. Pfaff, Trevor W. Laubenstein were present for the public hearing and deliberated on the matter in the course of that public hearing.
7. The Planning Board considered the application in accordance with section 10 of the Scenic Roads Rules and Regulations, and determined that the portion of the stonewall to be removed will replicated and reused for the stonewall returns along either side of both of the new driveways and will not have an adverse impact on the Scenic Road or surrounding area.

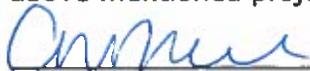
DECISION

The Planning Board evaluated the Application in relation to the above Findings, and by a vote of four (4) in favor and none (0) opposed, hereby **grants approval** for the removal of a two 20-foot portions of stone walls and to be reused in a new location along the new driveway entrances within the Summer Street public right-of-way as shown on the plan entitled "Lots 139 & 140 Summer Street Site Plan of Land in Westwood, MA", prepared by Merrikin Engineering, LLP, dated February 1, 2017, last revised April 23, 2017, in accordance with the Scenic Road Act and the Scenic Road Rules and Regulations without any conditions.

RECORD OF THE VOTE

The following members of the Planning Board voted to grant a Scenic Road Approval for the abovementioned project: David L. Atkins, Steven H. Olanoff, Christopher A. Pfaff, and Trevor W. Laubenstein.

The following members of the Planning Board voted in opposition to a Scenic Road Approval for the above mentioned project: None.



Abigail McCabe
Town Planner

May 12, 2017