

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Trevor W. Laubenstein, Chairman
David L. Atkins, Jr., 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

PLANNING BOARD

**CERTIFICATE OF VOTE
DEFINITIVE SUBDIVISION MODIFICATION**

WESTVIEW ESTATES, THOMPSON AVENUE

**44, 43, 49, 53, 63, & 71 Thompson Avenue (Map 36, Lots 44, 52, 51, 50, 49, & 48)
87, 99, 109, 119, 120, 110 Thompson Avenue (Map 29, Lots 118, 117, 116, 115, 114, & 113)**

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 September 19, 2017 by vote of four members in favor and none opposed, voted to **approve** the Definitive Subdivision Modification amending the tree locations for Westview Estates Subdivision on Thompson Avenue as shown in the submission package for alternate tree planting locations with visuals entitled "Westwood, MA - Thompson Avenue Tree Planting Plan" submitted to the Planning Board for the September 19, 2017 hearing.

PROJECT SUMMARY AND BACKGROUND

On February 12, 2012, the Planning Board voted to approve a twelve (12) lot Definitive Subdivision on the undeveloped portion of Thompson Avenue for eleven (11) single-family buildable lots and one (1) non-buildable lot for storm drainage as shown on the plans entitled "Construction Revisions for Westview Estates Definitive Subdivision in Westwood, Massachusetts", prepared by Site Design Professionals, LLC, dated November 10, 2010 and revised through February 8, 2012. The approved plans included sixty (60) three inch caliper trees to be planted every thirty feet along the road twelve feet out of the street's right-of-way.

On August 1, 2017, the Applicant submitted a request to the Planning Board for consideration of an alternative planting scheme to modify the locations of the trees as shown on the 2012 approved plans. On September 19, 2017, the Planning Board approved the alternative planting plan showing sixty trees to be planted at various locations through the development as shown in the package entitled ""Westwood, MA - Thompson Avenue Tree Planting Plan".

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 1, 2017, an application was filed by or on behalf of Cornerstone Corporation (hereinafter referred to as the "Applicant") with the Westwood Planning Board (hereinafter "Application")

pursuant to M.G.L. Chapter 41, Section 81, and the Rules and Regulations Governing the Subdivision of Land in Westwood.

2. Pursuant to M.G.L. Chapter 41, Sections 81k 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 18, 2017 and again on August 25, 2017. Notice of the public hearing was posted in the Westwood Town Hall in the office of the Town Clerk on August 10, 2017 and continuing through the opening of the public hearing on September 5, 2017. Said notice of the public hearing was mailed postage prepaid to the applicant, property owner, all lot owners for all parcels within the subdivision, and all abutters as prescribed in the Subdivision Control Law on August 11, 2017.
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, Historic Commissioner, Pedestrian and Bicycle Safety Committee, and the Dedham Westwood Water District on August 10, 2017.
4. The Board of Health filed their report to approve the Definitive Subdivision on September 19, 2017, 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 5, 2017, in the Champagne Meeting Room at 50 Carby Street, Westwood, MA 02090, and was continued to September 19, 2017 in the same location, on which date the Planning Board closed the public hearing.
6. Westwood Planning Board members David L. Atkins Jr., Brian D. Gorman, Steven H. Olanoff, and Michael L. McCusker were present for all public hearings at which testimony was taken.
7. Westwood Planning Board members David L. Atkins Jr., Brian D. Gorman, Steven H. Olanoff, and Michael L. McCusker deliberated on the Application at duly authorized meeting on September 5, 2017 and September 19, 2017.

Project Findings:

1. The subject property consists of twelve (12) parcels of land shown on the Westwood Board of Assessor's Map 26, Lots 44, 52, 51, 50, 49, & 48 and Map 29, Lots 118, 117, 116, 115, 114, and 113.
2. On February 12, 2012, the Planning Board voted to issue a modified Definitive Subdivision certificate of vote and approved the plans entitled "Construction Revisions for Westview Estates Definitive Subdivision in Westwood, Massachusetts", prepared by Site Design Professionals, LLC, dated November 10, 2010 and last revised February 8, 2012, consisting of five sheets. The approved plans, specifically, sheets 3 and 4 show a total of sixty (60) three (3) inch caliper trees to be planted every 30 feet 12 feet from the street's right-of-way on both sides of Thompson Avenue.
3. On August 1, 2017, the Applicant submitted a request to the Planning Board for consideration of an alternative planting scheme to modify the locations of the trees as shown on the 2012 approved plans.

4. On August 31, 2017, the Applicant submitted a request to the Board of Selectmen for street acceptance of Thompson Avenue as a public way to be considered at the upcoming Town Meeting scheduled for November 13, 2017.
5. At a meeting on September 19, 2017, the Board reviewed and accepted the submission package submitted by the Homeowner's Association and Cornerstone Development showing the alternate tree planting locations with visuals entitled "Westwood, MA – Thompson Avenue Tree Planting Plan" submitted to the Planning Board for the September 19, 2017 hearing showing sixty (60) trees to be within 20 feet of the sidewalk.

DECISION

On September 19, 2017, after the public hearing, the Westwood Planning Board by a vote of four (4) in favor and none (0) opposed, voted to approve the Amendment to the Westview Estates Definitive Subdivision to modify the locations for sixty (60) trees as described above.

APPLICATION AND PLANS


The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Planning Office on August 1, 2017 and the following material associated with this application.

1. Narrative request to Abigail McCabe from Michael K. Terry on behalf of Cornerstone Corporation, dated August 1, 2017.
2. Estimate from Millennium Landscape and Design, Inc. for trees, dated August 29, 2017.
3. 2012 Approved plans highlighted to show tree locations planted as of August 2017.
4. Package submitted to Planning Board for September 19, 2017 continued public hearing entitled "Westwood, MA –Thompson Avenue tree Planting Plan", consisting of 11 sheets, submitted by Cornerstone Corporation.
5. Memorandum from Linda Shea Health Director to Planning Board, dated September 19, 2017.

RECORD OF VOTE

The following members of the Planning Board voted on September 19, 2017 to grant **Approval** for the abovementioned Definitive Subdivision Amendment for Westview Estates Project: Brian D. Gorman, David L. Atkins, Jr., Michael L. McCusker, and Steven H. Olanoff.

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


 Abigail McCabe, Town Planner

10/30/2017
 DATE

TOWN CLERK
 TOWN OF WESTWOOD
 2017 OCT 30 P 3:00