

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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David L. Atkins, Jr., Vice Chairman
Steven H. Olanoff, Secretary
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PLANNING BOARD

**MINOR MODIFICATION OF DEFINITIVE SUBDIVISION
WESTWOOD ESTATES
9 Hedgerow Lane and Wight Lane/443 Canton Street
Map 32, Lots 009 & 197**

June 27, 2017

The Planning Board of the Town of Westwood hereby *approves* the Minor Modification to the water and sewer utilities for the Westwood Estates Subdivision made during construction as described in the application therefore filed with the Planning Board by or on behalf of Canton Street Realty on June 19, 2017, and associated materials made part of the record.

APPLICANT: Norwood Engineering Company, Inc., on behalf of
Canton Street Realty Trust

PROPERTY LOCUS: 9 Hedgerow lane and Wight Lane (fka 443 Canton Street)
Westwood, MA 02090
Assessor's Map 32 and Lots 009 & 197

BACKGROUND AND PROJECT SUMMARY

The Applicant submitted a request for approval of modifications to the water and sewer utilities from the previously approved Westwood Estates Definitive Subdivision Approved Plans, which were originally granted approval by the Planning Board on November 1, 2016. The purpose of this minor modification is to approve the changes made during construction of the water and sewer utilities. The only modification associated with this request is to modify the approved utility plan with an additional sewer manhole and water service tap off the main.

APPLICATION AND PLANS

The Planning Board evaluated the request for retroactive approval for utility changes made during construction of the water and sewer utilities serving the Westwood Estates Subdivision, which application was originally filed by or on behalf of the Applicant in the Planning Office on June 19, 2017, and the following related submissions ("Project"):

1. Request from David A. Johnson, Senior Project Manager, Norwood Engineering Company, Inc. to Ms. Abigail McCabe, Subject: Construction Modification, Westwood Estates Definitive Subdivision, dated June 19, 2017.
2. Plan entitled Plans entitled "Westwood Estates II, Preliminary Plan Lot Layout, Westwood, Massachusetts", prepared by Norwood Engineering", dated April 12, 2017

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Planning Board Decision - Minor Modification to Westwood Estates Utility Plan
Westwood Estates Subdivision
Planning Board Vote - June 27, 2017

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TOWN CLERK
TOWN OF WESTWOOD

consisting of two sheets (Sheet 1: Lot Layout, Sheet 2: Roadway Plan & Profile); received by the Planning Department on June 6, 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 Subdivision of Land ("Subdivision Regulations"), Specifically, the Planning Board makes the following procedural findings and project findings:

FINDINGS:

1. The Planning Board considered this Project Minor Modification in conformance with all conditions of the Westwood Estates Definitive Subdivision Approval Certificate of Vote. Specifically, condition number 28 relative to modifications.
2. Westwood Planning Board members David L. Atkins, Jr., Michael L. McCusker, Steven H. Olanoff, and Trevor W. Laubenstein deliberated on the Application at a duly authorized meeting on June 27, 2017.

DECISION

At a meeting on June 27, 2017, the Planning Board evaluated the Application in relation to the above findings, and did this day by a vote of four (4) in favor and none (0) opposed, voted to **approve** the modification of the utility plan as described above with the condition that the water tap and associated changes be removed if required by Dedham Westwood Water District (DWWD).

RECORD OF VOTE

The following members of the Planning Board voted to approve the Minor Modification: Steven H. Olanoff, Dave Atkins, Michael McCusker, and Trevor W. Laubenstein.



Abigail McCabe, Town Planner

DATED: July 21, 2017