

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



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PLANNING BOARD

**CERTIFICATE OF VOTE - PRELIMINARY SUBDIVISION
WESTWOOD ESTATES II**

**563 Everett Street, Wight Lane/443 Canton Street and 9 Hedgerow Lane
(Map 32, Lots 009, 013, & 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 June 27, 2017 by vote of four (4) members in favor and none (0) opposed, voted to **disapprove** the Preliminary Subdivision plan for Westwood Estates II for the creation of two new lots on ~400 ft. long cul-de-sac on north side of Hedgerow Lane for the following reasons:

1. The new road is over the 500 foot maximum for dead-end street length as required in Section IV A.4.b [Design Standards Dead-end Streets] of the 2012 and Section 4.10.2 [Dead-End Streets] of the 2016 Subdivision Rules and Regulations.
2. No emergency access or additional outlet was proposed to mitigate the waiver from the 500 ft. dead-end length limitation.
3. The Board's practice has been to not permit the extension of subdivisions after the land has been granted a Definitive Subdivision Approval.

PROJECT SUMMARY

The Application proposes the creation of two lots on a 400 ft. cul-de-sac on the north side of Hedgerow Lane and the reconfiguration of four lots approved as part of the Westwood Estates Subdivision at 9 Hedgerow Lane, Wight Lane/443 Canton Street and 563 Everett Street as shown on the application filed by Canton Street Realty Trust as shown on the plans entitled "Westwood Estates II, Preliminary Plan Lot Layout, Westwood, Massachusetts", prepared by Norwood Engineering, Sheets 1 & 2, dated April 12, 2017 and filed with the Planning Board and Town Clerk on June 6, 2017.

APPLICATION AND PLANS

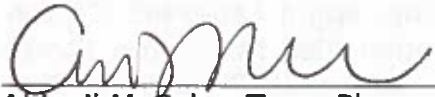
The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Planning Office and the Office of the Town Clerk on June 6, 2017 and the following material associated with this application.

1. Application for Preliminary Subdivision Plan; prepared by David Spiegel, Trustee of Canton Street Realty Trust dated May 25, 2017; received as complete by the Planning and Town Clerk on June 6, 2017.
2. Plans entitled "Westwood Estates II, Preliminary Plan Lot Layout, Westwood, Massachusetts", prepared by Norwood Engineering", dated April 12, 2017 consisting of two sheets (Sheet 1: Lot Layout, Sheet 2: Roadway Plan & Profile); received by the Planning Department on June 6, 2017.
3. Cover letter from David Johnson, Norwood Engineering, to Planning Board, dated May 31, 2017.
4. Letter from Deputy Fire Chief Michael F. Reardon, to Abby McCabe, dated May 26, 2017 [sic], received June 26, 2017.
5. Electronic Mail from Eileen Commane, Executive Director Dedham Westwood Water District, sent to Abigail McCabe, June 22, 2017.
6. Review comments from Philip F. Paradis, Jr. PE, to Todd Korchin, DPW Director, Subject: Westwood Estates II Preliminary Subdivision Review, dated June 21, 2017.
7. Response to comments from Norwood Engineering to Abigail McCabe.
8. Presentation and photographs from abutter at 20 Lyons Drive.

RECORD OF VOTE

The following members of the Planning Board voted on June 27, 2017 to deny the abovementioned Project: Michael L. McCusker, Steven H. Olanoff, David L. Atkins, Jr., and Trevor W. Laubenstein.

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



 Abigail McCabe, Town Planner

7/13/17
 DATE
 TOWN CLERK
 TOWN OF WESTWOOD
 2017 JUL 13 P 2 18