

# Town of Westwood

Commonwealth of Massachusetts

David L. Atkins, Jr., Chair  
Brian D. Gorman, Vice Chair  
Christopher A. Pfaff, Secretary  
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## PLANNING BOARD

### PRELIMINARY REVIEW ACTION AGE-RESTRICTED OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD) The Green Company 45 Clapboardtree Street (Assessor's Map 29, Lot 123)

Pursuant to Section 8.3.15 of the Westwood's Zoning Bylaw, the Planning Board of the Town of Westwood, at a meeting on December 11, 2018 by a vote of five (5) members in favor and none (0) opposed, voted to **approve** the maximum project density of forty (40) single-family residential dwellings as submitted in the Preliminary OSRD Plan as submitted by The Green Company. The Preliminary Plan proposes developing 14 acres of the 20 acre property to construct 40 single-family residences with two car garages in an Open Space Residential Development (OSRD) along a paved access road from Clapboardtree Street to Winter Street. The preliminary proposal includes preserving the existing soccer fields, off-street parking area for the playing field, and a meeting house as shown on the plans entitled "45 Clapboardtree Street OSRD Zoning, 45 Clapboardtree Street, Westwood, MA, Preliminary Review Plan OSRD" prepared for The Green Company, prepared by VHB, dated November 7, 2018 and revised December 5, 2018, filed with the Planning Board on November 8, 2018 and filed with the Town Clerk on November 13, 2018. Six (6) Approval Not Required lots fronting on Winter and Clapboardtree Streets is proposed for the remaining six acres at 45 Clapboardtree Street. The Board makes the following recommendations for modifications to be incorporated into the final Special Permit Application:

1. Consideration of off-site pedestrian improvements to provide connections beyond the project site to connect to nearby existing sidewalks.
2. Provide an indoor community facility large enough for family and group gatherings.
3. Incorporate at least one sidewalk within the development that is at least five (5) feet wide.
4. Inclusion of low impact development (LID) techniques and infiltration best management practices.
5. Applicant must meet the affordability requirement of providing at least six (6) affordable units within the OSRD project.
6. The road pavement width shall be at least 22 ft. paved.

## FINDINGS:

1. In compliance with Section 8.3.15.2 of the Zoning Bylaw, the Planning Board published in the *Westwood Press*, a newspaper of general circulation in Westwood, on November 23, 2018 and November 30, 2018. Notice of the public hearing was posted in the Westwood Town Hall commencing on November 15, 2018, and continuing through the opening of the public hearing on December 11, 2018. Said notice of the public hearing was mailed postage prepaid to all Parties in Interest as defined in M.G.L. Chapter 40A, Section 11 on November 19, 2018.
2. The Planning Board provided copies of the Application to other Town of 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, Fire Chief, Police Chief, Town Engineer, Historical Commission, Dedham Westwood Water District, Housing Agent, and Pedestrian and Bicycle Safety Committee on November 13, 2018.
3. The public hearing on the Application commenced on December 11, 2018 in the Cafeteria of the Downey Elementary School, 250 Downey Street, Westwood, MA 02090 and closed the same evening.
4. Westwood Planning Board Members David L. Atkins, Brian D. Gorman, Deborah J. Conant, Christopher A. Pfaff, and Michael L. McCusker deliberated on the Application at a duly authorized meeting on December 11, 2018.
5. At the December 11, 2018 public hearing, the Planning Board reviewed options for fulfilling the Affordability Requirement of Section 8.3.11 of the Zoning Bylaw as outlined in a memorandum from the Housing Agent describing the Zoning Bylaw and opportunities for providing affordable housing. Based on this preliminary review, the Planning Board recommended providing seven (7) affordable units by a combination of one of the ANR parcels to be developed for four (4) affordable units and the construction of at least three (3) affordable dwelling units within the OSRD age-restricted development to fulfil the requirements of Section 8.3.11 [Affordability Requirements]. Additionally, the Board expressed initial support for preserving the playing fields as part of the Open Space Development, a minimum paved road width of 22 ft. to comply with the Board's Subdivision Standards, at least one sidewalk of five (5) feet in width be within the OSRD development and may be meandering through the development, pedestrian and infrastructure improvements along Clapboardtree and Winter Street to connect the project to surrounding sidewalks, and waiving the requirement in Zoning Bylaw Section 7.3.7.7 for a presentation model.
6. The street location and alignment, street width and curvatures, and curb radii shall comply with the Planning Board's Subdivision Rules and Regulations to the maximum extent possible to meet safety and construction standards and will be reviewed during the Final Review by the Planning Board.
7. Pursuant to Section 8.3.15 of the Zoning Bylaw, this Preliminary Review Action is a determination of the maximum density and suitability of the land. The Preliminary Approval facilitates the Applicant's preparation of the Final OSRD Application submission. A Final OSRD Special Permit Approval is required to be submitted to the Planning Board.

## WAIVER

Upon a motion by Brian Gorman, seconded by Michael McCusker, the Planning Board voted 5-0 to waive the Preliminary Review plan requirement of Section 8.3.15.1 requiring the existing trees with 10 inches caliper or larger to be shown on the preliminary plans. The Board found the plans dated December 5, 2018 showing trees 24 inches and greater sufficient to consider this application finding that much of the mature trees are beyond the OSRD project area.

## APPLICATION AND PLANS

The Planning Board evaluated the Application filed by or on behalf of the Applicants in the Planning Office on February 6, 2018 and the following material associated with this application.

1. Application, Cover Letter, Project Summary prepared by The Green Company, dated November 7, 2018. Submitted to the Planning Board on November 8, 2018 and provided to the Town Clerk on November 13, 2018. Revised submission submitted to Planning Board on December 7, 2018.
2. OSRD Yield Calculations for Westwood Lodge Parcel – 45 Clapboardtree Street, dated November 7, 2018.
3. Preliminary List of Project Waivers as of December 6, 2018, OSRD, 45 Clapboardtree.
4. Plans entitled “45 Clapboardtree Street, 45 Clapboatree Street, Westwood, MA, Preliminary Review Plan OSRD”, Proof Plan, Existing Conditions Plan 1 & 2, OSRD Preliminary Plan, Floor Plans, and renderings, dated November 7, 2018 and existing conditions sheet revised December 5, 2018.
5. Land Use Committee Pre-Application Memorandum, 45 Clapboardtree Street – OSRD, from Abby McCabe, to Daniel Green, dated November 7, 2018 and October 17, 2018.
6. Memorandum from Housing and Zoning Agent, Sarah Bouchard, to Abby McCabe and Planning Board Members, Re: Comment on Preliminary OSRD Plan Review – 45 Clapboardtree Street (Westwood Lodge), dated December 7, 2018.
7. Memorandum from Philip Paradis, to Todd Korchin, DPW Director, Subject: 45 Clapboardtree Street Preliminary OSRD, dated December 3, 2018.
8. Memorandum from Health Director, Linda Shea, to Abigail McCabe and Planning Board, dated November 21, 2018.
9. Email from Todd Korchin, Director of Public Works to Abby McCabe.
10. Memorandum from Karon Skinner Catrone to Abigail McCabe, dated November 13, 2018.

## RECORD OF VOTE

The following members of the Planning Board voted on December 11, 2018 to grant **Approval** for the abovementioned Project: David L. Atkins Jr., Brian D. Gorman, Deborah J. Conant, Christopher A. Pfaff, and Michael L. McCusker. The following members of the Planning Board voted in opposition to abovementioned Project: Approval for the abovementioned Project: None.



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Abigail McCabe, Town Planner

12/17/18  
DATE