

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) 259-2551
Karyn Flynn, Land Use &
Licensing Specialist
kflynn@townhall.westwood.ma.us

2018 JUN 29 11
TOWN OF WESTWOOD

PLANNING BOARD

PRELIMINARY REVIEW ACTION
AGE-RESTRICTED OPEN SPACE RESIDENTIAL DEVELOPMENT (OSRD)
Westwood 215 High LLC
215 High Street and rear portion of 258 Grove Street
(Assessor's Map 5, Lot 039 & rear portion of Lot 025)

Pursuant to Section 8.3.15 of the Westwood's Zoning Bylaw, the Planning Board of the Town of Westwood, at a meeting on March 20, 2018 by vote of five (5) members in favor and none (0) opposed, voted to **approve** the maximum project density of nineteen (19) single-family residential dwellings as submitted in the Preliminary OSRD Plan for eleven (11) single-family detached dwellings and eight (8) single-family attached dwellings each with two car garages, an access road, and open space area located at 215 High Street (Map 5, Lot 039) and a portion of the open space area located at 258 Grove Street (Map 5, Lot 025) as shown on the application filed by Michael Yanoff of High Street 109 Associates as shown on the plans entitled "215 High Street, Westwood" prepared for Westwood 215 LLC., 858 Washington St., Dedham, MA, prepared by Hawk Design, Inc. of Sagamore, MA, dated January 25, 2018 and filed with the Planning Board on February 6, 2018.

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 February 23, 2018 and March 2, 2018. Notice of the public hearing was posted in the Westwood Town Hall commencing on February 16, 2018, and continuing through the opening of the public hearing on March 20, 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 February 16, 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, and Pedestrian and Bicycle Safety Committee on February 9, 2018.
3. The public hearing on the Application commenced on March 20, 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, Trevor W. Laubenstein, Steven H. Olanoff, and Michael L. McCusker deliberated on the Application at a duly authorized meeting on March 20, 2018.

5. At the March 20, 2018 public hearing, the Planning Board recommended proposing at least three (3) affordable dwelling units as required by Section 8.3.11 [Affordability Requirements] and expressed support for future consideration of off-site family affordable housing, integrating a community facility as required by Section 8.3.13.10.5 of the Zoning Bylaw, perimeter landscaping, and walking trails consistent with Section 8.3.13.3 [Pedestrian and Bicycle circulation] of the Zoning Bylaw into the proposed Final OSRD Special Permit Application.
6. 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.

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.

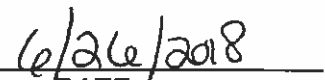
1. Application, Cover Letter and Narrative for Preliminary Subdivision Plan; prepared by Michael Yanoff, dated January 28, 2018 received as complete by the Planning Office on February 6, 2018.
2. Plans entitled "215 High Street, Westwood" prepared for Westwood 215 LLC., 858 Washington St., Dedham, MA, prepared by Hawk Design, Inc. of Sagamore, MA, dated January 25, 2018, sheets L1, L1 and LX, Plan #1 and #2.
3. Plan entitled "Preliminary Existing Conditions", prepared by DeCelle-Burke-SALA and Associates, Inc., prepared for Westwood 215 High, LLC, 858 Washington Street, Dedham, MA 02026, dated October 15, 2014, revised through January 22, 2018.
4. Electronic Mail from Kenneth Goldman to Abigail McCabe, Subject: Letter for the hearing—Tuesday March 20, Sent: March 12, 2018.

RECORD OF VOTE

The following members of the Planning Board voted on March 20, 2018 to grant **Approval** for the abovementioned Project: David L. Atkins Jr., Brian D. Gorman, Trevor W. Laubenstein, Steven H. Olanoff, and Michael L. McCusker.

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


Abigail McCabe, Town Planner


DATE