

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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Christopher A. Pfaff, Secretary
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2018 SEP 19 11:00
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TOWN CLERK
TOWN OF WESTWOOD

PLANNING BOARD

**Morgan Farms Estates
Open Space Residential Development (OSRD) Definitive Subdivision
Environmental Impact and Design Review (EIDR) Modification
Lot 10, 80 Morgan Farm – September 5, 2018**

MINOR MODIFICATION DECISION

At meetings of the Planning Board on August 7, 2018 and September 5, 2018, the Board reviewed the request from Louis Petrozzi of Wall Street Development Corporation requesting a modification to the previously approved Morgan Farm Estates Open Space Residential Development Environmental Impact and Design Review and Definitive Subdivision plan to modify the design of lot 10 relative to the grading and retaining wall (also known as 80 Morgan Farm Road, Assessor's Map 13, Lot 219).

On September 5, 2018, Motion made by Planning Board Member Brian D. Gorman, as follows:

The Board voted unanimously to determine the request to modify the approved plan with changes to lot 10 with revisions to the design of retaining, extending the retaining wall to the north and west along the property line, installing a chain link fence on top of the wall for safety, and related grading changes to be considered a minor modification.

Motion seconded by Planning Board member Christopher A. Pfaff.

Motion made by Planning Board Michael L. McCusker, as follows:

Motion to approve the Minor Modification to the Morgan Farm Estates OSRD-EIDR Definitive Subdivision as requested with the following three conditions:

1. Upon completion, the Applicant shall provide certification from a structural engineer that the wall has been installed in accordance with final design plans and provide an as-built plan plotting resource area boundaries and buffers on the plan.
2. Provide documentation to the Town Planner that Conservation Commission has been notified of these changes.
3. The proposed fence on the retaining wall shall remain permanently.

The following members of the Planning Board voted to approve the modification: Brian D. Gorman, Deborah J. Conant, David L. Atkins, Jr., Michael L. McCusker, and Christopher A. Pfaff.

The motion was seconded by Planning board Member Christopher A. Pfaff.


Abigail McCabe, Town Planner

September 19, 2018