

Norwood Engineering

November 20, 2015

Town of Westwood
Town Clerk
580 High Street
Westwood, MA 02090

RE: Application for the Approval of Preliminary Subdivision Plan
Applicant: Canton Street Realty Trust
Owners: Dorothy A. & John W. Powers III
Leona M. Landon Nominee Trust, Leona M. Landon, Trustee
Subdivision: "Westwood Estates" Preliminary Subdivision
Property: Map 32 Parcel 197; Map 32 Parcel 009

Dear Honorable Clerk,

Pursuant to the provisions of the Rules and Regulations Governing the Subdivision of Land in the Town of Westwood, Massachusetts, please accept this letter as written notice that the above referenced preliminary subdivision was submitted to the Westwood Planning Board this same date. A copy of the Application of Approval of Preliminary Subdivision Plan is enclosed, as well as the following plans.

"Westwood Estates" Preliminary Subdivision Plan Westwood, MA sheets 1-4
dated October 20, 2015, last revised November 16, 2015.

Please let us know if you have any questions or require additional information.

Very truly yours,

NORWOOD ENGINEERING CO., INC.



Matthew D. Smith, PE, PLS
President

Norwood Engineering Co., Inc. * Consulting Engineers & Land Surveyors
1410 Route One * Norwood, Ma. 02062 * (781) 762-0143 * FAX (781) 762-8595
95 State Road * Box 207 * Sagamore Beach, Ma. 02562 * (508) 888-0088

TOWN OF WESTWOOD
PLANNING BOARD



2015 NOV 20 A 9:26

APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAN
TOWN OF WESTWOOD

Westwood, MA Nov. 20, 2015

To the Planning Board:

The undersigned herewith submits the accompanying Preliminary Plan of property located in the Town of Westwood for approval as a preliminary subdivision plan pursuant to the requirements of the Subdivision Control Law and the Planning Board's Rules and Regulations Governing the Subdivision of Land in the Town of Westwood.

1. Name of Proposed Subdivision: "Westwood Estates"

2. Name(s) and Address(es) of Applicant: Canton Street Realty Trust, David Spiegel, Trustee
P.O. Box 890
Norwood, MA 02062

3. Name(s) and Address(es) of Record Owner(s):
Map 32 Parcel 009 - Leona M. Landon Nominee Trust, Leona M. Landon, Trustee, 443 Canton Street,
Westwood, MA 02090
Map 32 Parcel 197 - Dorothy A. & John W. Powers III, 9 Hedgerow Lane, Westwood, MA 02090

4. Name and Address of Engineer or Surveyor: Norwood Engineering Co., Inc.
1410 Route One
Norwood, MA 02062

5. Title of Plan: "Westwood Estates" Preliminary Subdivision

6. Date of Plan: October 20, 2015, Last Revised November 16, 2015

7. Owner's Title Reference: Deed of Dorothy A. & John W. Powers III and *
dated 8/15/2003, recorded at the Norfolk County Registry of
Deeds in Book 19637, Page 113, or registered at the Norfolk
Registry District of the Land Court as Document No. _____ and noted on
Certificate of Title No. _____, in Registration Book _____,
Page _____.

* and Deed of Leona M. Landon Nominee Trust, Leona M. Landon, Trustee dated 6/23/2000, recorded at the Norfolk County Registry of Deeds Book 14233, Page 465

8. Zoning District: Single Residence C (SRC)

9. Approximate Acreage in Subdivision: 12.06 acres

10. Total Number of Lots: 10

2015 NOV 20 A 9: 27

11. Total Length of Roadways: 1,110'

TOWN CLERK
TOWN OF WESTWOOD

12. Assessor's Map and Parcel Number: Map 32 Parcel 197 & Map 32 Parcel 009

The Applicant covenants and agrees with the Town of Westwood (the "Town") that in the event the Definitive Subdivision Plan is approved by the Planning Board, whether with or without conditions or modifications (the Definitive Subdivision Plan as approved by the Planning Board being hereinafter referred to as the "Approved Plan"), (a) the Applicant shall with reasonable diligence and continuity, and within such period of time as shall be stated in the Planning Board's certificate of approval (but subject to the outcome of, or delays caused by, any judicial appeal from the Planning Board's action with regard to approval of the Plan), complete construction of the ways and the installation of municipal services in accordance with the Approved Plan, the Rules and Regulations and the Planning Board's certificate of approval, and (b) if and when any ways shown on the Approved Plan shall be accepted by the Town as public ways, the Applicant shall grant to the Town, if the Town so requests, the municipal services within such ways and such drainage easements and drainage-related easements with respect to the land shown on the Approved Plan as the Town may request, all at no cost to the Town.

The covenants and agreements of the Applicant contained in this Application shall be binding upon the Applicant and the Applicant's heirs, successors, legal representatives and assigns.

Executed under seal the day and year first above written.

[Signature] x 11/19/15
Signature of Applicant Date

Signature of Applicant Date
[Signature] FOR: LEONA H. LARSEN 11/19/15

Signature of Record Owner (if other than Applicant) Date
[Signature] FOR: DOROTHY A. & JOHN W. POWERS III 11/19/15

Signature of Record Owner (if other than Applicant) Date

The original application and mylar and twenty (20) copies of the application must be filed with the Planning Board, and a completed request form for a certified list of abutters (form is

