

WEST WOOD PLANNING BOARD APPLICATION FOR HEARING

PB File # PB-2017-16

Westwood, MA March 14 2017

1. Requested Approval(s):

Shared Driveway Special Permit

2. Brief Narrative of Proposal:

Seek Planning Board approval for a 3-lot shared driveway plan, said property contains approximately 6.0 + acres of land which is located at 480 Summer Street.

3. Address/Location of Property Subject to Hearing:

480 Summer Street

4. Assessor's Map and Parcel Number(s): Map 2, Parcel I

5. Size of Parcel: 5.98 Acres

6. Name of Applicant:

Paul J Sullivan, Manager
Coastal Development LLC

7. Applicant's Mailing Address:

Post Office Box 504, Milton, MA 02186

8. Applicant's Telephone: (C) (W)

9. Applicant's E-Mail Address:

10. Applicant is: Owner Tenant Licensee Prospective Purchaser Other Consultant

11. Name of Property Owner(s):

Michael and Yvette Mouhanna, c/o Fourzol, LLC

12. Property Owner's Mailing Address:

15 Main Street, Suite 8B, Franklin, MA 02038

13. Deed Recorded in:

- a. County Registry of Deeds, Book _____ Page _____
- b. Registry District of the Land Court, Certificate Number #171212
Page 5840 Book C & D

2017 MAR 23 PM 12:28
TOWN CLERK
TOWN OF WESTWOOD

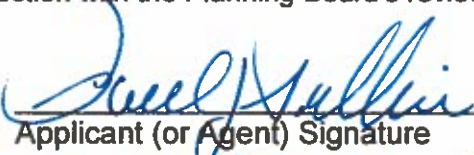
14. Has any Application ever been filed with the Planning Board regarding this Property?

Yes, When?
No

15. Has the Lot been surveyed by a Registered Land Surveyor?

Yes, When?
No

The Applicant hereby requests a public hearing before the Westwood Planning Board and consents to pay for the cost of all legal advertisements required by the Zoning Bylaw and/or Planning Board Rules and Regulations, which will be billed directly to the Applicant by the newspaper at a later date. The Applicant also consents to pay for all costs required pursuant to applicable sections of the Westwood Zoning Bylaw and/or Planning Board Rules and Regulations, unless expressly waived by the Planning Board, including all project review fees, inspection fees, and costs associated transcription, in addition to all other fees, expenses and costs in connection with the Planning Board's review and evaluation of this Application.

Signed: 
Applicant (or Agent) Signature

Coastal Building Solutions, Inc. co Paul J. Sullivan
Printed Name of Applicant

Signed: 
Property Owner(s) of Record Signature(s)

Michael Aochanna
Printed Name(s) of Property Owner(s) of Record

Date: 3/20/2017

Payments Received: Application Fee: \$ _____

Project Review Fees: \$ _____
(if applicable)

Inspection Fees: \$ _____
(if applicable)

Other Fees: \$ _____
(if applicable)

Paul J Sullivan
Coastal Building Solutions, Inc.
Post Office Box 504
Milton, Massachusetts 02186

March 20, 2017

Mr. Christopher A. Pfaff, Chairman
Westwood Planning Board
50 Carby Street
Westwood, MA 02090

Re: Request for Shared Driveway Special Permit / 480 Summer Street

Dear Chairman Pfaff and Members of the Planning Board:

On behalf of the Applicant, Coastal Building Solutions, Inc., and the Owner, Michael and Yvette Mouhanna (c/o Fourzol, LLC), we respectfully submit one original copy and 10 copies of the Shared Driveway Special Permit package, for property located at 480 Summer Street. The proposed shared driveway has been designed to essentially occupy the current location of the existing driveway and to continue to provide access to the existing home, along with two future homes to be constructed on said proposed lots.

We have submitted the following plans and documents for your review as part of the Special Permit process:

- Application
- Project Narrative
- Abutter List
- Deed and Easement Information
- Shared Driveway Plans, prepared by Site Design Professionals, LLC of Sharon, MA

Sincerely yours,



Paul J Sullivan,
Principal

cc: Mr. Michael Mouhanna, c/o Fourzol, LLC
Westwood Town Clerk (one copy)

Project Narrative

Introduction

On June 14, 2006 the Westwood Planning Board voted unanimously to approve a previous Shared Driveway Special Permit for 3 single family house lots on this site. Due to the configuration of the two unimproved lots, the Owners were unable to successfully market them for sale. In 2015 we appeared again before the Board to discuss modifying the lot lines and the Board informed the Owners that any modification would require a new submittal. During 2016 I consulted with the Westwood Town Planner on several occasions to determine what the necessary steps were to seek approval of a new application. We also retained a new project engineer to survey the property and to create new lot layouts in order to improve the marketability of each. The work was completed in 2016.

Existing Conditions

The property is located within the Single Residence C zoning district and presently contains one single family dwelling, detached garage and two small sheds. A bituminous concrete driveway provides access for the existing home via Summer Street and it traverses the property and connects to Westfield Street within an easement across the property shown on the Assessors Map as Lot 2/004. A small Bordering Vegetated Wetlands is located along the property line in the south-central portion of the property near a ledge outcropping. The majority of the property along the existing driveway is vegetated with trees and shrubs, which transitions to landscaped and grassed areas.

Proposed Conditions

The Applicant proposes to construct a common driveway which would be roughly 500' in length to provide access to Summer Street for the three proposed single family house lots. The common driveway would follow the route of the existing driveway in order to minimize disturbance of the area. The existing driveway is approximately 10' in width and could be widened if required by the Planning Board to meet the requirements of the Subdivision Rules and Regulations. The proposed shared driveway would use the existing curb cut location on Summer Street to avoid removal of any trees along this Scenic Road. While the existing driveway will be improved, no improvements are anticipated beyond the access to the existing house or along the easement to Westfield Street.

The proposed lots shown on Shared Driveway Plans shall all conform to Westwood Zoning Bylaws. The shared driveway will avoid the 100' buffer zone of the BVW but construction of a home on Lot 9 will likely require a Notice of Intent filing with the Westwood Conservation Commission.

The existing home on the property is currently serviced by a private water supply and sewer force main to the municipal sewer service in Summer Street. New water services shall be brought up the common driveway to service the two new proposed residences. In addition, a low pressure sewer force main with individual ejector/grinder pumps and holding tanks will be provided for

each new home. The sewer connection to the main in Summer Street was approved by the Westwood Sewer Commission and the work was completed prior to this Application.

Requested Waivers

The proposed common driveway will be constructed along the existing driveway location. The existing driveway varies in width from 10' to 11'. Its grade varies but averages approximately 7.5 percent grade from Summer Street to the existing circular turnaround. The Owner and the Applicant are willing to reconstruct the driveway in accordance of the requirements of the Rules and Regulations but we believe it is unnecessary and would provide excessive disturbance to the surrounding property will little or no benefit to safety or other public interests.

In accordance with the Town of Westwood Planning Board Rules and Regulations, Section 5.2, Use of Shared Driveways, we are requesting the following waivers:

- 7.1.3 The proposed plan does not include the 3-foot shoulder at the edge of the pavement. Currently, much of the driveway has a grass shoulder along with some mature trees. In order to preserve the trees along the driveway, we are requesting a waiver from the 3-foot shoulder and seek only to construct a 12' width driveway.
- 7.1.10 The requirement for a 5-foot width sidewalk along the 3-lot common driveway will require the removal of a significant amount of vegetation and trees. Summer Street does not currently have a sidewalk in this area and installing a sidewalk on this small driveway will not lead anywhere or further public safety along this area.
- 7.1.11 The existing driveway maintains a circular turnaround with an outside radius of roughly 50' adjacent to the existing home. In order to create a 75' diameter turnaround, it would require significant disturbance of this area without providing much public benefit. The easement and access out to Westfield Street will provide adequate emergency vehicle access for the three homes.
- 7.3.0 Providing a locus map depicting all streets, ways, buildings and bodies of water within one mile is not necessary given the scope of the development. A locus map provided with this application will adequately provide the Planning Board with the context of how this development impacts the surrounding properties.

Land Subdivision

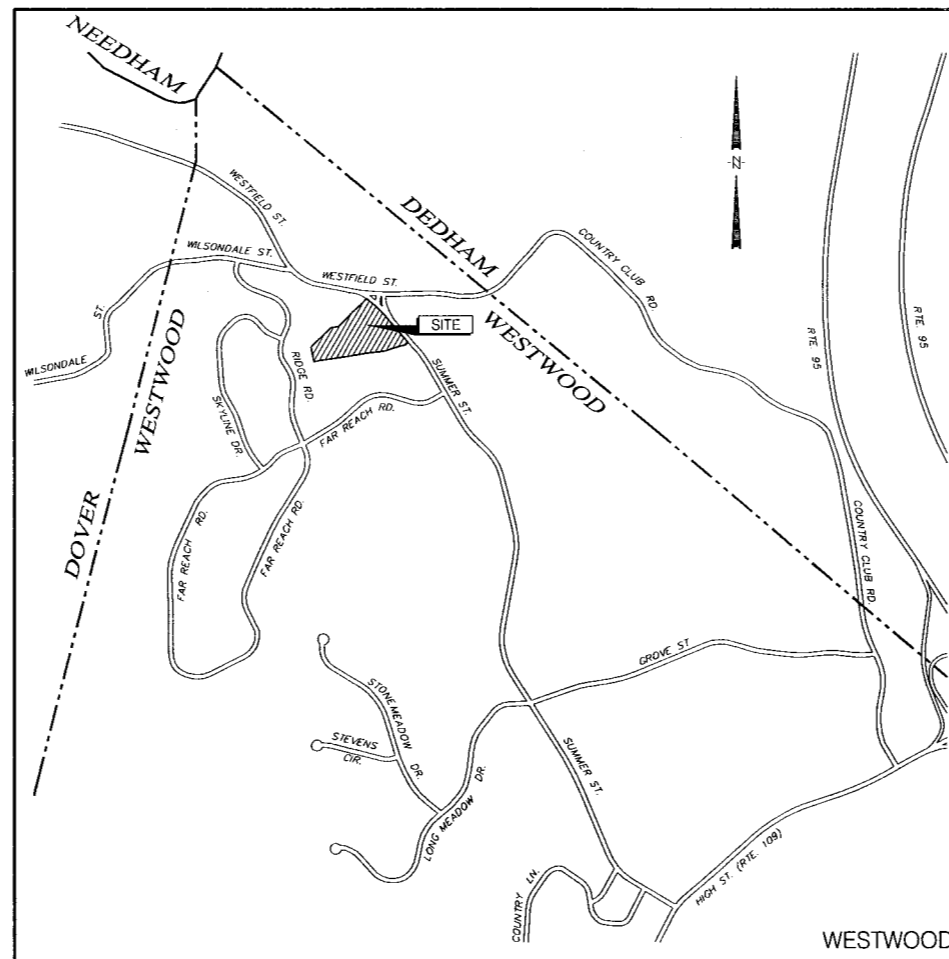
The Applicant intends to subdivide the current 5.9 acre lot into three single family house lots through the Approval Not Required (ANR) process at a later date. The ANR lots are depicted on the shared driveway plans with adequate frontage, building area and meet other dimensional requirements. The shared driveway easement shall be 30-foot in width running from Summer Street up to and through existing turnaround. No access rights will be granted to Lot 7 and Lot 9 along the driveway easement to Westfield Street but emergency vehicles shall be able to pass.

Shared Driveway for 3 Lots 480 Summer Street

In
Westwood, Massachusetts

December 11, 2015
Revised: January 6, 2016

Plan Index No.	Drawing Title
1 of 4	Cover Sheet
2 of 4	Lot Layout Plan
3 of 4	Topographic Plan
4 of 4	Plan & Profile



Vicinity Map

Scale 1"=800'

Site Design Professionals, LLC

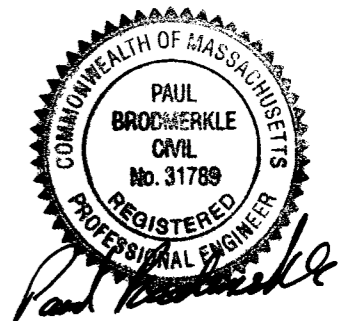
Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067
Tel. 781-784-4020 - Fax. 781-784-4022

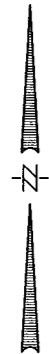
Owner:

Michael & Yvette Mouhanna
c/o Fourzol, LLC
15 Main Street, Suite 8B
Franklin, MA 02038

Applicant:

Paul J. Sullivan
c/o Coastal Building Solutions, Inc.
Post Office Box 372
Milton, MA 02186





WESTFIELD STREET
(APRIL 8, 1930 - COUNTY LAYOUT)

SUMMER STREET
(APRIL 14, 1930 - COUNTY LAYOUT)

RIGHT-OF-WAY EASEMENT
"DRIVEWAY (12' WIDE)"
Doc. No. 343817

LOT 3
N/F GILLIS
LC PLAN 5840D
LC CERT. 148916
MAP 2 LOT 4

LOT 4
N/F COCHRAN
LC PLAN 5840D
LC CERT. 148157
MAP 2 LOT 3

LOT 5
N/F NAMIRIANIAN
LC PLAN 5840D
LC CERT. 178322
MAP 2 LOT 2

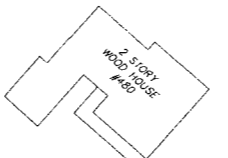
LOT 8
81,695 S.F.
SHAPE FACTOR=27.42

LOT 7
43,995 S.F.
SHAPE FACTOR=16.73

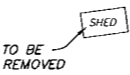
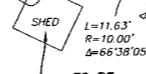
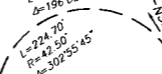
LOT 9
134,445 S.F.
SHAPE FACTOR=30.14

LOT 83
N/F THE HIGH RIDGE
HOMEOWNERS ASSOCIATION, INC.
LC PLAN 30612H
LC Cert. 152223
MAP 2 LOT 26

LOT 76
N/F TEWARI
LC PLAN 30612H
LC Cert. 184527
MAP 2 LOT 31



FORMER LOT 2
LC PLAN 5840C
LC CERT. 171212
248,507± S.F.
(3,702± AC.)



EDGE OF BORDERING
VEGETATED WETLAND

I CERTIFY THAT 20 DAYS HAVE ELAPSED
SINCE PLANNING BOARD APPROVAL AND
THAT NO APPEAL HAS BEEN FILED IN
THIS OFFICE.

DATE _____ WESTWOOD TOWN CLERK

APPROVED SUBJECT TO COVENANT
CONDITIONS SET FORTH IN A COVENANT
DATED _____ TO BE RECORDED
HEREWITH.

DATE SUBMITTED: _____
DATE APPROVED: _____
DATE SIGNED: _____

WESTWOOD PLANNING BOARD

REFERENCES:
LAND COURT PLANS 5840 C & D
LAND COURT CERT. NO. 171212

ASSESSOR'S REFERENCE:
MAP 2 - PARCEL 1

ZONING CLASSIFICATION:
SINGLE RESIDENCE "C"
MIN. LOT AREA: 40,000 S.F.
MIN. FRONTAGE: 125 FT.
LOT WIDTH: 125 FT.
FRONT YARD SETBACK: 40 FT.
SIDE YARD SETBACK: 20 FT.
REAR YARD SETBACK: 30 FT.

OWNER:
MICHAEL & YVETTE MOUHANNA
C/O FOURZOL, LLC
15 MAIN STREET, SUITE 8B
FRANKLIN, MA 02038

APPLICANT:
PAUL SULLIVAN
C/O COASTAL BUILDING SOLUTIONS, INC.
POST OFFICE BOX 372
MILTON, MA 02186

**LOT LAYOUT PLAN
OF
SHARED DRIVEWAY
480 SUMMER STREET**

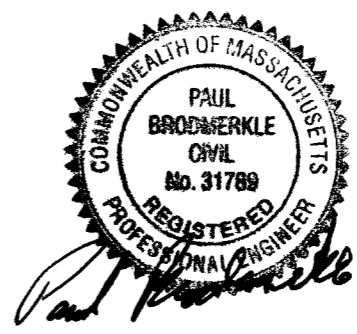
IN
WESTWOOD, MA
SCALE: 1"=40' DEC. 11, 2015
Site Design Professionals, LLC

Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067
Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS
JAN. 6, 2016 - REVISE LOT LINES

0 20 40 80 120

CLIENT: 0005-13 SITE: 00231



PLAN NOTES:

1. PROPERTY LINE AND EXISTING CONDITIONS INFORMATION FROM AN ON THE GROUND FIELD SURVEY BY BORDERLAND ENGINEERING, INC. IN JANUARY 2015 AND SITE DESIGN PROFESSIONALS, LLC IN OCTOBER AND NOVEMBER 2015.
2. ADDITIONAL EXISTING CONDITION INFORMATION FROM A PLAN TITLED "SHARED DRIVEWAY 480 SUMMER STREET IN WESTWOOD, MA" BY BEALS AND THOMAS, INC., DATED AUGUST 15, 2005 AND LAST REVISED ON APRIL 22, 2009.
3. BURIED UTILITY LOCATIONS ARE APPROXIMATE ONLY. FIELD VERIFY ALL UTILITIES PRIOR TO DEMOLITION/CONSTRUCTION. CALL DIG-SAFE AT 1-888-DIG-SAFE.
4. THIS LAND IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, RESERVATIONS, OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY AN EXAMINATION OF THE TITLE.
5. THE OFFSETS AS SHOWN ON THIS PLAN ARE NOT TO BE USED FOR THE ESTABLISHMENT OF PROPERTY LINES OR FOR THE ESTABLISHMENT OF ANY PROPOSED CONSTRUCTION.
6. THE SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 25021C000038E, EFFECTIVE 7-17-2012.

NOTES:

1. THE SHARED DRIVEWAY SHALL IN PERPETUITY REMAIN A PRIVATE WAY, AND NO NON-EMERGENCY MUNICIPAL SERVICES SHALL BE PROVIDED (I.E. SNOW REMOVAL). THE DRIVEWAY SHALL SERVE ONLY THE THREE LOTS AND SHALL NOT BE EXTENDED TO CONNECT TO ANY OTHER STREETS OR WAYS EXCEPT WHERE IT ORIGINATES ON SUMMER STREET. THE DRIVEWAY SHALL NOT BE USED AS FRONTAGE FOR ANY BUILDABLE LOTS.
2. PRIOR TO THE SALE OF ANY LOT, A "COMMON DRIVEWAY, UTILITY ACCESS MAINTENANCE AGREEMENT AND EASEMENT" SHALL BE RECORDED AT THE REGISTRY OF DEEDS.
3. LOTS 6-8 AND THE SHARED DRIVEWAY EASEMENT ARE PROPOSED AND REQUIRE THE FILING OF AN APPROVAL-NOT-REQUIRED (ANR) PLAN WITH THE PLANNING BOARD AND FILING WITH THE MASSACHUSETTS LAND COURT. THIS PLAN CANNOT BE USED TO CREATE THESE LOTS.

I CERTIFY THAT 20 DAYS HAVE ELAPSED SINCE PLANNING BOARD APPROVAL AND THAT NO APPEAL HAS BEEN FILED IN THIS OFFICE.

DATE _____ WESTWOOD TOWN CLERK

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DATE SUBMITTED: _____

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WESTWOOD PLANNING BOARD

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APPLICANT:

PAUL SULLIVAN
C/O COASTAL BUILDING SOLUTIONS, INC.
POST OFFICE BOX 372
MILTON, MA 02186

**TOPOGRAPHIC PLAN
OF
SHARED DRIVEWAY
480 SUMMER STREET**

IN
WESTWOOD, MA
SCALE: 1"=40' DEC. 11, 2015
Site Design Professionals, LLC

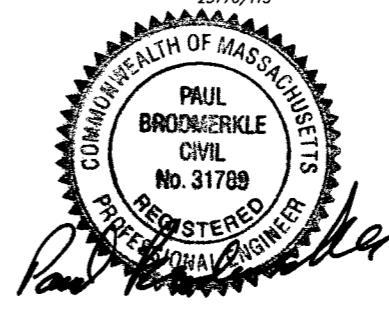
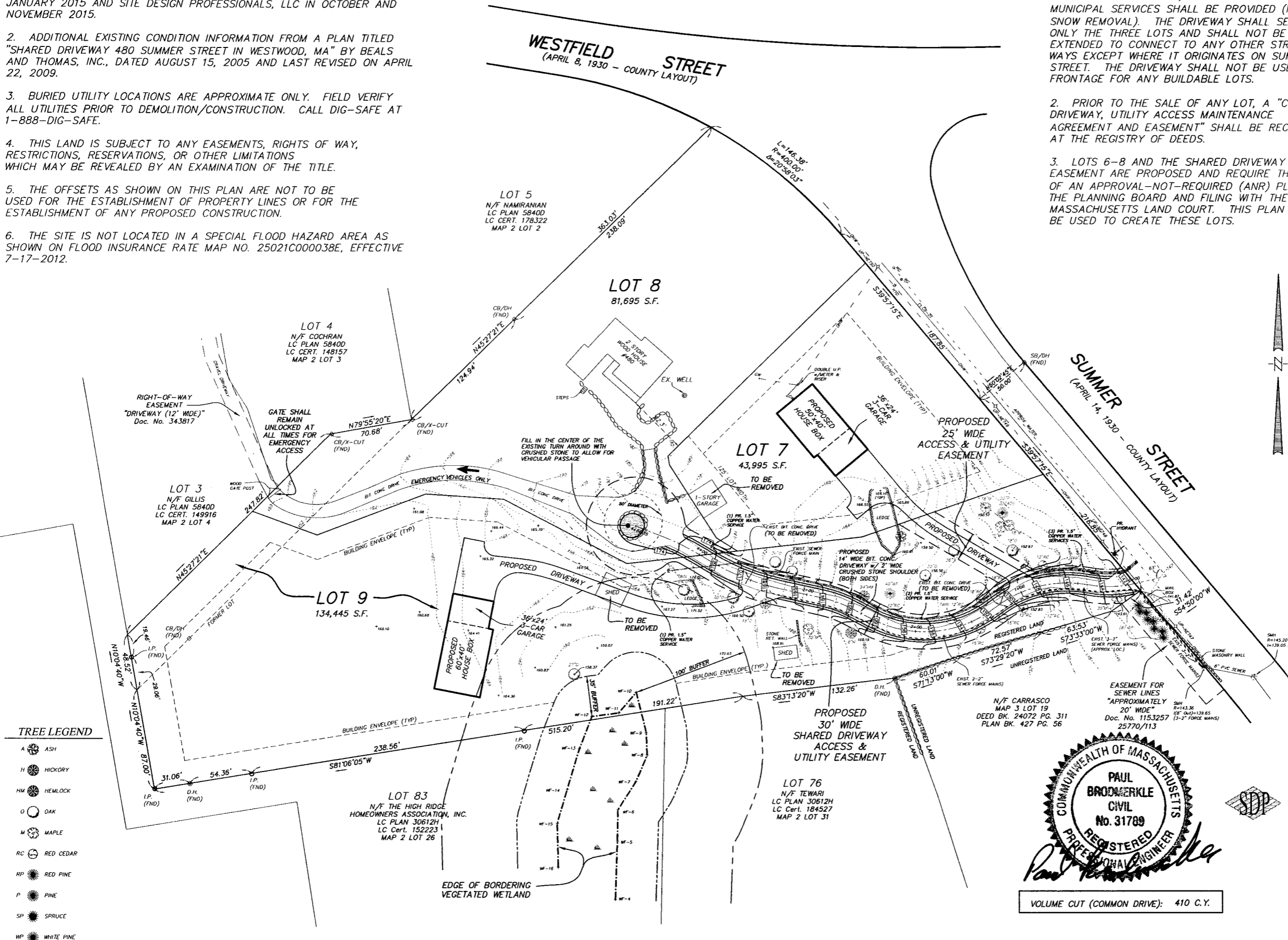
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REVISIONS
01/06/2016 - REVISE LOT LINES

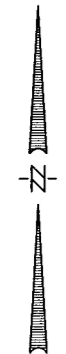
CLIENT: 0005-13 SITE: 00231

TREE LEGEND

- A ASH
- H HICKORY
- HU HEMLOCK
- O OAK
- M MAPLE
- RC RED CEDAR
- RP RED PINE
- P PINE
- SP SPRUCE
- WP WHITE PINE



VOLUME CUT (COMMON DRIVE): 410 C.Y.



RIGHT-OF-WAY EASEMENT
"DRIVEWAY (12' WIDE)"
Doc. No. 343817

LOT 3
N/F GILLIS
LC PLAN 5840D
LC CERT. 149916
MAP 2 LOT 4

LOT 9

LOT 8

LOT 7

PLAN VIEW
SCALE: 1"=40'

SUMMER STREET
(APRIL 14, 1930 - COUNTY LAYOUT)

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DATE SIGNED: _____

WESTWOOD PLANNING BOARD

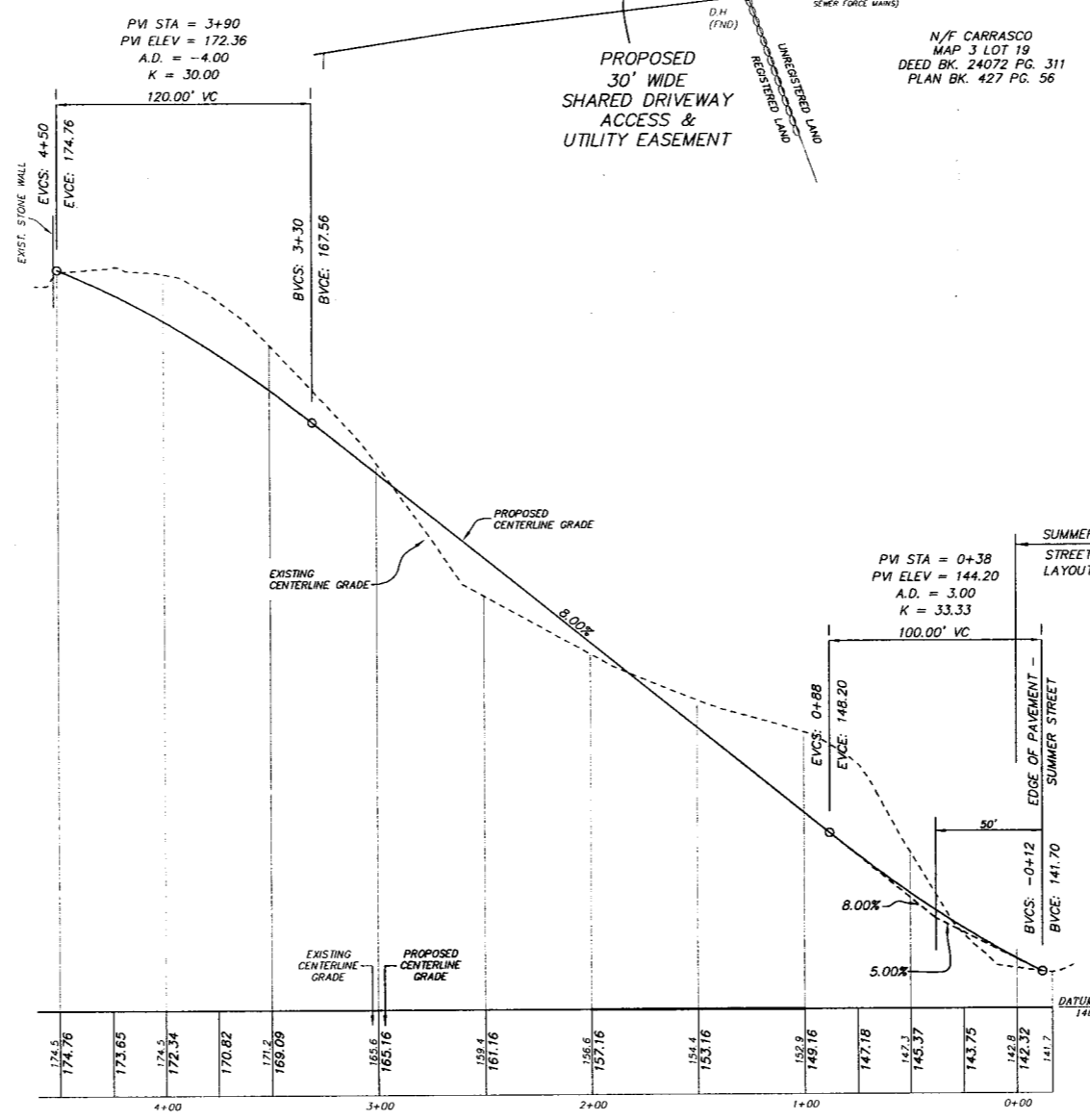
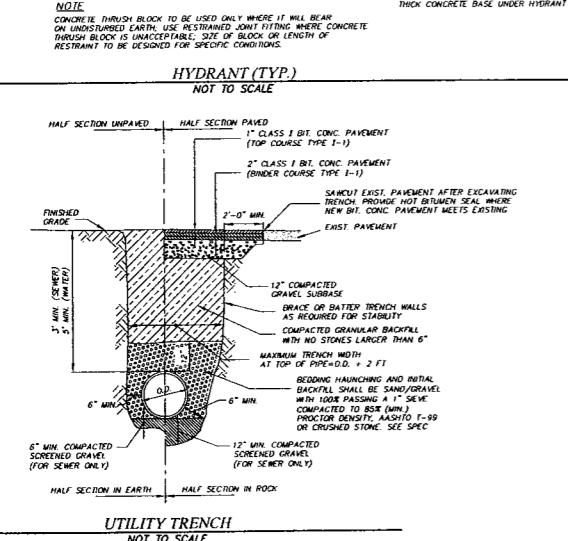
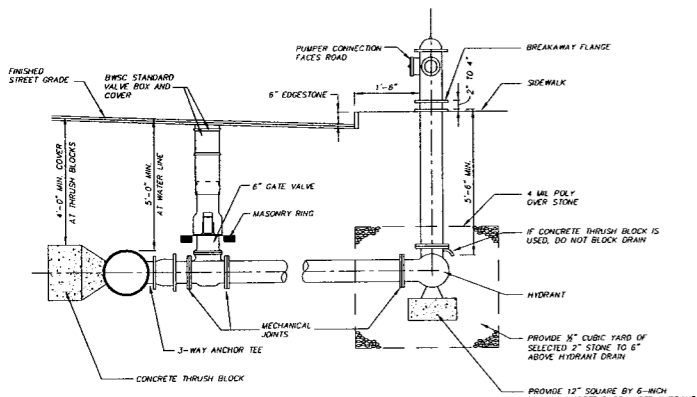
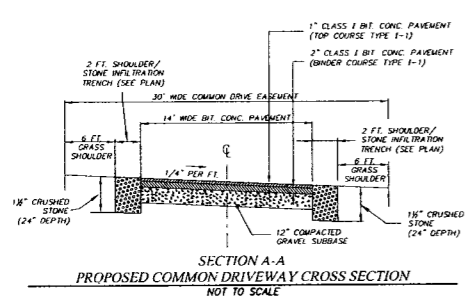
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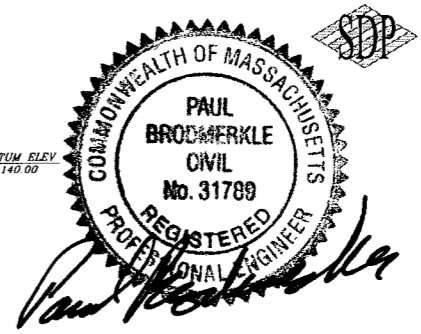
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COMMON DRIVEWAY PROFILE
SCALE: 1"=40' HORIZ.
1"=4' VERT.



PLAN & PROFILE
OF
SHARED DRIVEWAY
480 SUMMER STREET
IN
WESTWOOD, MA
SCALE: AS SHOWN DEC. 11, 2015
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