

WESTWOOD PLANNING BOARD APPLICATION FOR HEARING

PB File # _____

Westwood, MA January 26 2018

1. Requested Approval(s):

Special permit approval for an Age Restricted - Open Space Residential Development (OSRD).

2. Brief Narrative of Proposal:

The applicant is proposing 19 single-family homes at the property located at 215 High Street, section 8.3 open space residential development of the Westwood zoning bylaw. The plan includes 11 single-family homes and 8 single-family attached homes each with two garages. All homes are designed with first floor master bedroom suites.

Town Of Westwood
Planning Department
FEB - 6 2018
RECEIVED

3. Address/Location of Property Subject to Hearing:

215 High Street

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

05-039

5. Size of Parcel:

400,000 SF+

6. Name of Applicant:

Michael Yanoff - High Street 109 Associates

Town Of Westwood
Planning Department
FEB - 6 2018
RECEIVED

7. Applicant's Mailing Address:

858 Washington Street Dedham, Ma 02026

8. Applicant's Telephone: (C)

(W)

9. Applicant's E-Mail Address:

2018 FEB - 7 A 11: 49
TOWN CLERK
TOWN OF WESTWOOD

10. Applicant is: Owner Tenant Licensee Prospective Purchaser Other

11. Name of Property Owner(s):

Joseph T Flanagan & Marjory Flanagan

12. Property Owner's Mailing Address:

215 High Street, Westwood Ma 02090

13. Deed Recorded in:

- a. County Registry of Deeds, Book 12119 Page 100 & BL 17646 PG 340.
- b. Registry District of the Land Court, Certificate Number _____
Page _____ Book _____

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

Yes, When? May 2014 Four Seasons Village at Harlequin Stables
No

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

Yes, When? 2014 DeCelle & Burke for CRP Development - Four Season Village Filing.
No

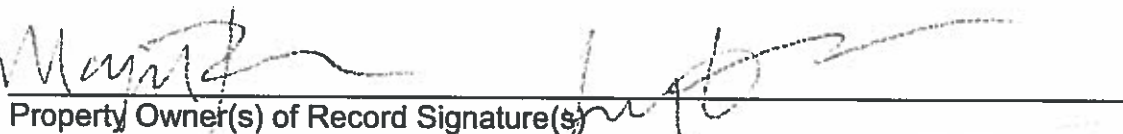
The Applicant hereby requests a public hearing before the Westwood Planning Board and consents to pay for the cost of all legal advertisements required by the Zoning Bylaw and/or Planning Board Rules and Regulations, which will be billed directly to the Applicant by the newspaper at a later date. The 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

Michael Yanoff
Printed Name of Applicant

Signed:


Property Owner(s) of Record Signature(s)

Joseph T Flanagan & Marjory Flanagan
Printed Name(s) of Property Owner(s) of Record

Date:

1/23/18

Payments Received: Application Fee:

\$ _____

Project Review Fees:
(if applicable)

\$ _____

Inspection Fees:
(if applicable)

\$ _____

Other Fees:
(if applicable)

\$ _____

2018 FEB - 7 A 11:49
TOWN CLERK
TOWN OF WESTWOOD

TO: Abigail McCabe, Westwood Town Planner & Town of Westwood
Planning Board
FROM: Michael Yanoff & Mark Romanowicz
SUBJECT: Preliminary Review Filing for Age Restricted OSRD
DATE: February 6th 2018

Dear Abigail & Planning Board Members:

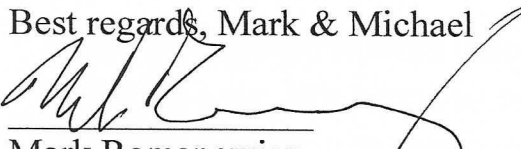
We are pleased to submit our Preliminary Review Filing for the proposed Age Restricted Open Space Residential Development (O.S.R.D.) at 215 High Street.


The filing includes the following documents and conceptual plans:

- The project application & \$750.00 filing fee.
- Project narrative.
- Land-use committee preliminary review memo.
- Yield calculation.
- Preliminary existing conditions plan.
- Proposed open space residential development plan.
- Proposed open space residential development plan – color rendered version.
- Proof plan.
- Conceptual home plan style #1
- Conceptual home plan style #2

As requested we will forward via email PDF copies of the filing. If you have any questions, comments or require any additional information please do not hesitate to contact us.

Best regards, Mark & Michael


Mark Romanowicz


Michael Yanoff
Managing member

Westwood 215 High LLC
858 Washington St
Suite 307
Dedham, MA 02026

215 High Street – Community Description

February 2, 2018

The proposed 215 High Street OSRD (Open Space Residential Development Neighborhood) will be designed based on the age – restricted requirements of the Westwood OSRD by-law. This neighborhood is exclusively for empty nesters over 55, with first floor master bedrooms, limited exterior yard areas, and maintenance free living. All the maintenance for the common areas and areas directly adjacent to the homes will be implemented by a condominium / homeowners association. All of the “Open Space” shown on the conceptual site plan will have a conservation restriction as identified in the OSRD by-law.

The proposed home and site designs shall be similar in style and design to that which we have recently completed at Highland Meadows in Weston. Home designs are based on New England traditional architecture and will be built with a high level of quality. The neighborhood of 19 homes will be a combination of 8 single family attached homes and 11 single family detached homes (2 plan types), all homes will have 2 car garages and 2 additional parking spaces associated with each home. The attached homes will have residential fire protection systems. It is our intention to design & build the infrastructure base on L.I.D. (low impact design) standards. The sewer and water will be connected to the municipal systems.

Three affordable homes would be required for this proposal per the OSRD By-Law. We propose an alternative to provide affordable family housing off-site elsewhere in the Town.

As you know this parcel, is slightly less than the land area requirement of 400,000 square feet as outlined in the OSRD by-law. At this time we do have under agreement the addition 25,000+- square feet of land to satisfy this requirement. The community will meet the Common Open Space Requirement of 50%.

Thank you, 215 High Street Development Team

*OFFICE
COPY*

Town of Westwood
Commonwealth of Massachusetts

Nora Loughnane, Director of Community &
Economic Development
Nloughnane@townhall.westwood.ma.us
(781) 251-2595



Abigail McCabe, AICP, Town Planner
amccabe@townhall.westwood.ma.us
(781) 251-2581

PLANNING BOARD

Memorandum

To: Mark Romanowicz, Highland Real Estate Development
Michael Yanoff, 215 High Street Development

Copy: Planning Board Members

From: Abby McCabe, Town Planner

Date: January 4, 2018

Re: Land Use Committee Preliminary Review 215 High Street – Age-Restricted OSRD

Applicant: Michael Yanoff, Westwood resident and Mark Romanowicz Vice President of Highland Real Estates Development met with the Land Use Committee on January 3, 2018.

Project Summary: Proposal for nineteen (19) single-family age-restricted residences at 215 High Street, under Section 8.3 Open Space Residential Development (OSRD) of the Westwood Zoning Bylaw. The proposal includes eleven (11) single-family detached homes and eight (8) single-family attached residences each with two car garages, ~1,000 ft. long road, with grass porus paver emergency access way off High Street to intersect 500 ft. from end of road, and 50% open space. The Applicant is under agreement with an abutting land owner to acquire the additional ~25,000 sq. ft. needed to meet the minimum 400,000 sq. ft. tract size required under the OSRD.

Land Use Committee Preliminary Comments:

Fire – Not supportive of grass pavers for emergency access. Paved roads recommended due to long-term maintenance and to ensure road is kept clear during winter. Consider sprinklers in all residences, particularly the attached units. Design roads to provide access by fire department trucks to all units (provide turning templates for review during site design stage). If road is intended to become public will need to provide adequate access.

Police – Recommends all roads be paved to ensure roads are clear of snow in winter and to be regularly maintained over time.

Public Works – Asked to consider adding a sidewalk in the development. The town is not required to plow unaccepted roads.

Conservation – The Conservation Commission will likely want to see wetland mitigation and clean-up of the existing site. This proposal requires the filing of a Notice of Intent and/or Application under the Stormwater Bylaw to the Conservation Commission. Application should be submitted after or concurrently with Planning Board hearings.

Building – Asked about construction phasing, provide construction phasing plan to Planning Board. Staff recommends exterior site work to be complete at time of first residential occupancy. Planning Board may require a performance guarantee and reasonable timeframes for construction. The MA Building Code has special requirements for attached dwellings. The Building Code considers a room a bedroom if it includes a door, egress window, and private access (if you don't have to walk through another room to get there). The zoning has a strict two-bedroom limit and does not allow for the conversion of attics, lofts, dens, or other rooms to be converted into a bedroom. The 2 bedroom limit will be enforced. Thus, rooms other than the two-bedrooms must be designed to have cased openings of at least six (6) ft. or not have private entrances.

Health – The Board of Health will review this application when submitted to the Planning Board and will provide comments during the public hearing. Applicant indicated there would be sewer proposed and tied into existing system. Standard comments to Planning Board will be that construction dumpsters and waste haulers are to be licensed from Board of Health, as well as any portable toilets needed during construction. Asbestos survey performed and submitted for demolition of existing structures.

Planning – Staff recommends including community amenities such as trails or gathering area particularly since the Planning Board indicated that they would require a community facility during a previous age-restricted proposal at this location due to its location. The age-restricted OSRD zoning requires an on-site community facility to serve the reactional and social needs of residents, unless determined unnecessary due to location of development within walking distance to similar off-site facilities (Section 8.3.13.10.15). Proposed density complies with zoning based on information provided by Applicant. Recommends providing paved road to comply with 500 ft. limit in Planning Board's Subdivision Rules and Regulations.

Preliminary Recommendation:

Recommend incorporating above changes and considerations for Planning Board submission. With additional land, Application appears to meet minimum zoning requirements to move forward for a Planning Board preliminary application.

Additional Notes and Comments from Previous Staff Meetings:

The Application requires a Special Permit from the Planning Board, Section 8.3 for Bonus Dwelling Units and Single-Family Attached Dwelling Units.

Section 8.3 of the Zoning Bylaw refers to compliance with the Planning Board's Subdivision Rules and Regulations. The Applicant shall follow the Subdivision Regulations and request specific waivers from the Planning Board with the special permit application. The Planning Board's standard practice is to not grant any waivers unless the Applicant first provides a "proof plan" presenting a by-right and waiver free plan to the Board. The Board then reviews and can make a determination if it is then willing to grant waivers for an alternative design. The proof plan should be provided to the Board during the Preliminary Review Application or at the first Special Permit hearing so the Board can provide feedback early in the process.

Section 8.3.11 requires three affordable dwelling units based on the project's proposal for 19 dwellings. Affordable units are to be contained within the development, unless the Planning Board determines a proposed alternative to be at least equivalent in serving the Town's housing needs after consultation with the Westwood Housing Partnership and Westwood Housing Authority (WAHA). Staff, WAHA, and the Housing Partnership would likely recommend the Planning Board accept three affordable units off-site elsewhere in Town to provide affordable family housing in Westwood as an alternative to providing the units within the project.

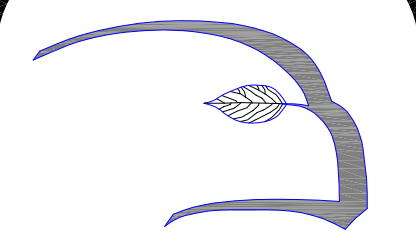
The Open Space must be a minimum of 50% of total tract of land and permanently protected, in compliance with Section 8.3.10 and no less than 50 ft. wide at smallest dimension and contiguous to maximum extent possible.

Next Steps: Applicant to submit Preliminary Special Permit Application to Planning Board for a public hearing. Submission should include application form, narrative, this Land Use Review memo, and a Preliminary OSRD Plan showing general items listed in Section 8.3.15.1. At the Planning Board's hearing, the Board will vote. An affirmative vote will allow applicant to continue onto OSRD Special Permit Application filing, which also requires Applicant to demonstrate the 4-step design process outlined in Section 8.3.12.

215 High Street - Yield Calculations

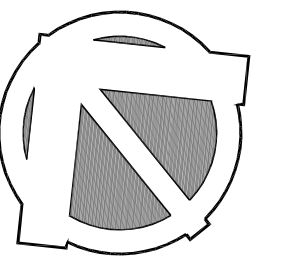
Existing Land Area	8.6	43,560	375,051.6
Additional Land Under Agreement		<i>Survey to confirm</i>	24,949.0
OSRD - Minimum 400,000 SF Land Requirement			400,000.6
Minus Wetland (estimated)			(17,900.0)
Sub Total			382,100.6
Minus Infrastructure		-10%	(38,210.1)
Minus 15% grade		<i>Survey to confirm</i>	(15,000.0)
Minus Rock Out Cropping's		<i>Survey to confirm</i>	(5,000.0)
Net Usable Land Area			323,890.5
Minimum Lot Size - SRE district			80,000.0
Base Lot Yield			4.05
Round up for greater than .5 and down for less than .5			4.00
4 to 8 lots add one lot			1.0
Base Density (no bonus)			5.0
Age Restricted Bonus x 3	3		15.0
Total Age Restricted Homes			20.0

Plan Data:
 PARCEL AREA:
 400,000 S.F.
 OPEN SPACE AREA:
 209,500 S.F.



Hawk Design, Inc.
 Landscape Architecture
 Land Planning
 Sagamore, MA
 508-833-8800
 info@hawkdesigninc.com

HAWK DESIGN, INC. 2018
 THIS DRAWING AND ALL INFORMATION CONTAINED
 HEREON IS PROPRIETARY INFORMATION OF HAWK
 DESIGN, INC. AND MAY NOT BE COPIED OR
 REPRODUCED, EITHER IN WHOLE OR IN PART, BY
 ANY METHOD, WITHOUT WRITTEN PERMISSION OF
 HAWK DESIGN, INC.



Date: 1/25/18

Revisions:
 Num. Date Description

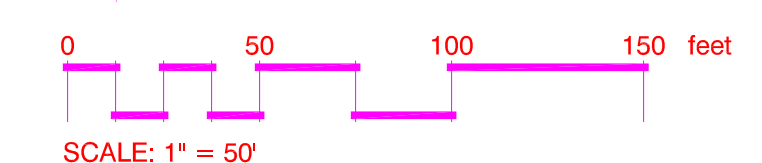
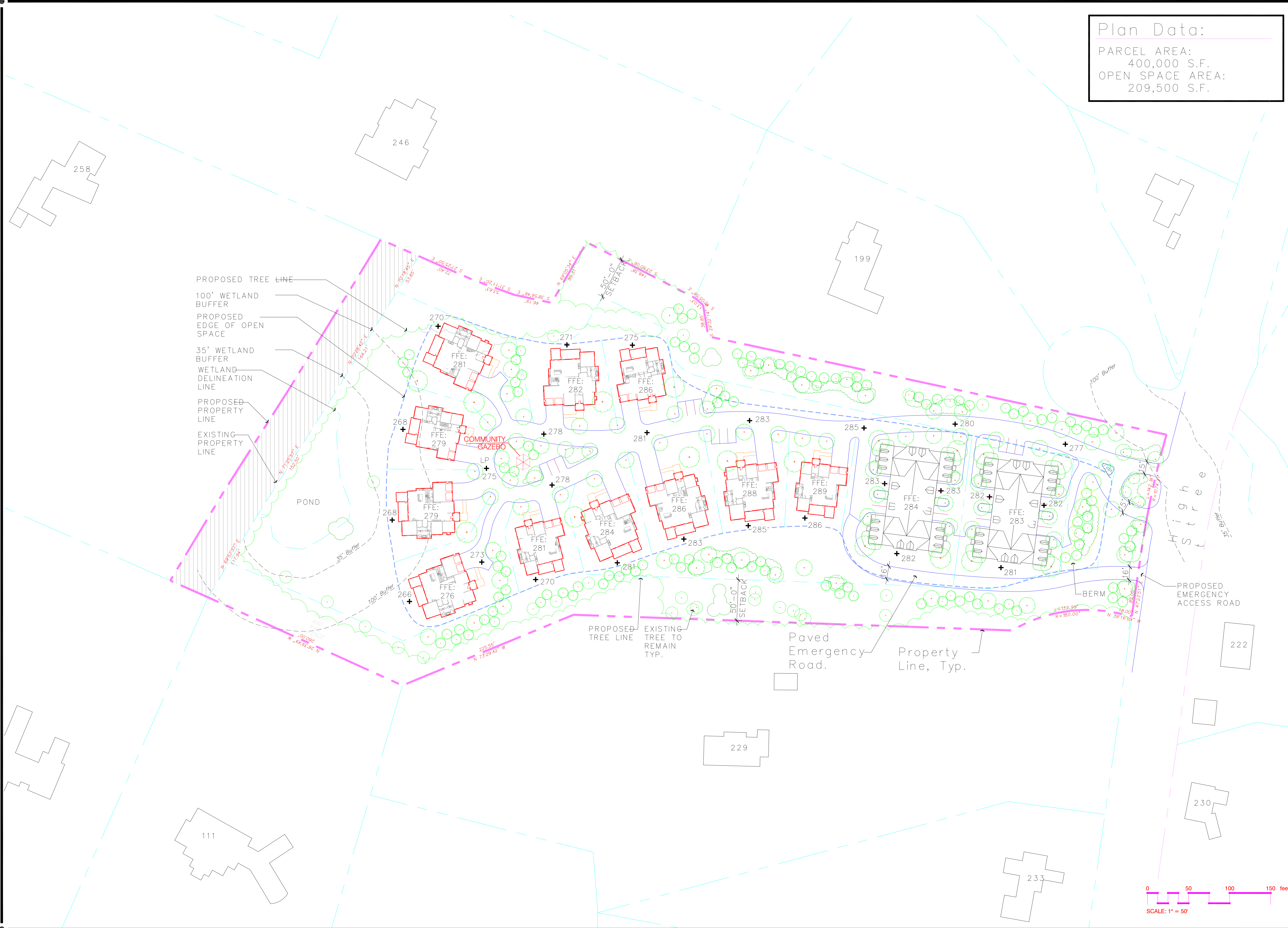
215 High Street, Westwood
 Prepared for:
 Westwood 215 High LLC., 858 Washington St., Dedham, MA.

Drawn By: BNL Checked By: TM

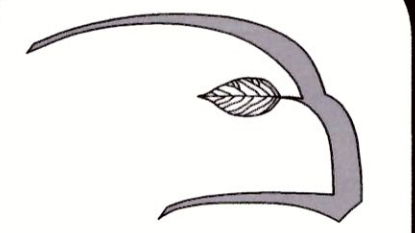
Proposed
 O.S.R.D.
 Plan

Scale: 1" = 50'-0"

Sheet: 1

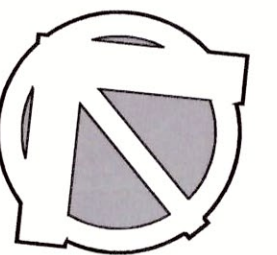


Plan Data:
 PARCEL AREA: 400,000 S.F.
 OPEN SPACE AREA: 209,500 S.F.



Hawk Design, Inc.
 Landscape Architecture
 Land Planning
 Sagamore, MA
 508-833-8800
 info@hawkdesigninc.com

HAWK DESIGN, INC. 2018
 THIS DRAWING AND ALL INFORMATION CONTAINED
 HEREON IS PROPRIETARY INFORMATION OF HAWK
 DESIGN, INC. AND MAY NOT BE COPIED, RE-
 PRODUCED, EITHER IN WHOLE OR IN PART, BY
 ANY METHOD, WITHOUT WRITTEN PERMISSION OF
 HAWK DESIGN, INC.



Date: 1/25/18

Revisions:
 Num. Date Description

215 High Street Westwood
 Prepared for:
 Westwood 215 High LLC, 858 Washington St., Dedham, MA.

Drawn By: BNL Checked By: TM

**Proposed O.S.R.D.
 Plan**

Scale: 1" = 50'-0"

Sheet: **L1**

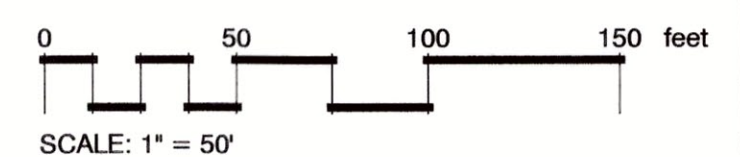
- PROPOSED TREE LINE
- 100' WETLAND BUFFER
- PROPOSED EDGE OF OPEN SPACE
- 35' WETLAND BUFFER
- WETLAND DELINEATION LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE

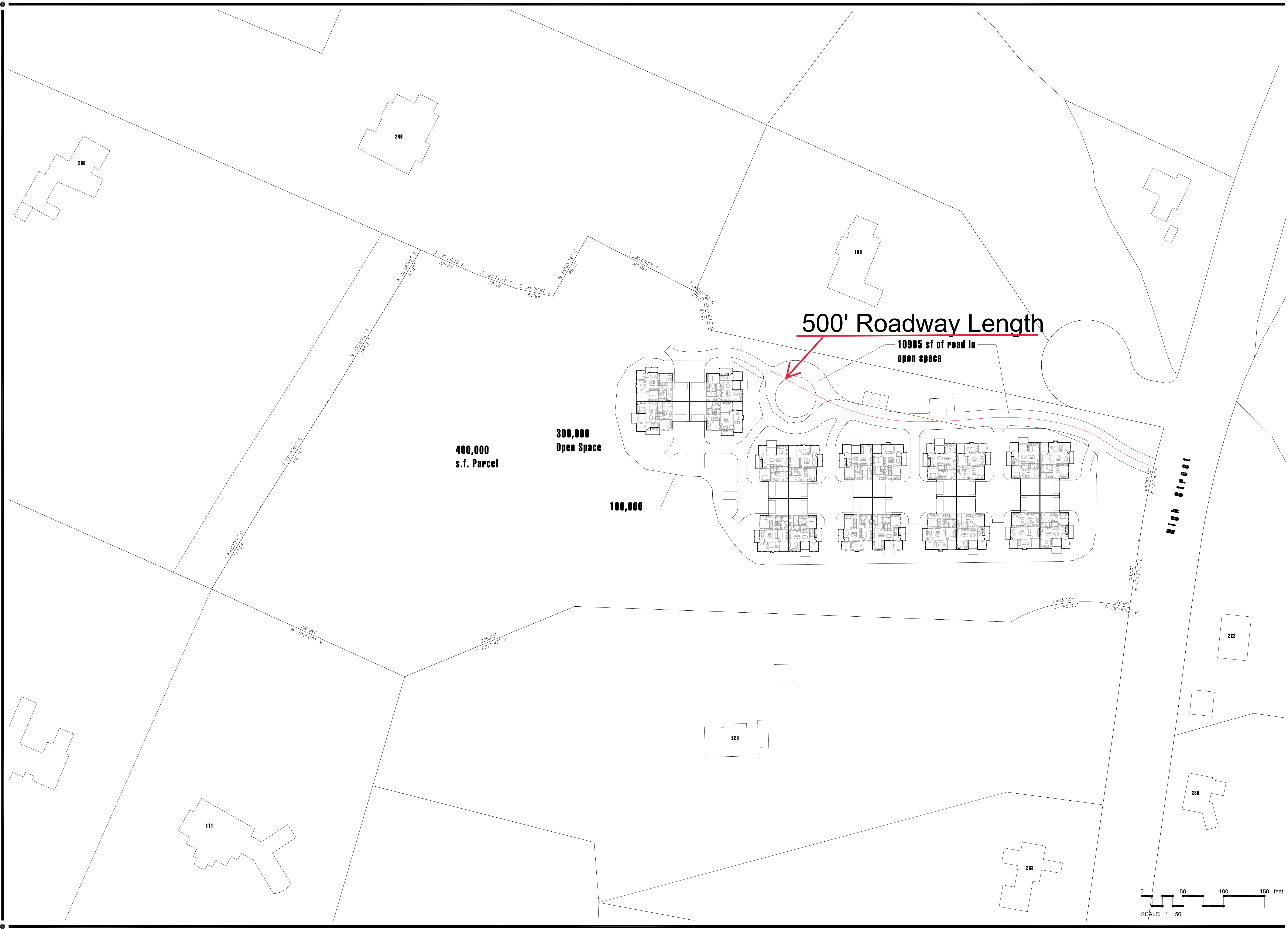
PROPOSED TREE LINE
 EXISTING TREE TO REMAIN TYP.

Property Line, Typ.

PAVED EMERGENCY ROAD

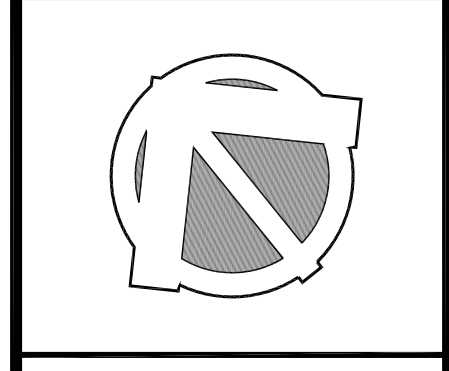
PROPOSED EMERGENCY ACCESS ROAD






Hawk Design, Inc.
Landscape Architecture
Land Planning
Sagamore, MA
508-833-8800
info@hawkdesigninc.com

HAWK DESIGN, INC. 2018
THIS DRAWING AND ALL INFORMATION CONTAINED HEREON IS PROPRIETARY INFORMATION OF HAWK DESIGN, INC. AND MAY NOT BE COPIED OR REPRODUCED, EITHER IN WHOLE OR IN PART, BY ANY METHOD, WITHOUT WRITTEN PERMISSION OF HAWK DESIGN, INC.



Date: 1/25/18

Revisions:

Num.	Date	Description

215 High Street Westwood

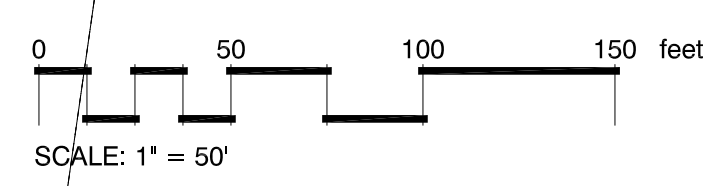
Prepared for:
Westwood 215 High LLC., 858 Washington St., Dedham, MA.

Drawn By: XX Checked By: XX

PROOF PLAN

Scale: 1" = 50'-0"

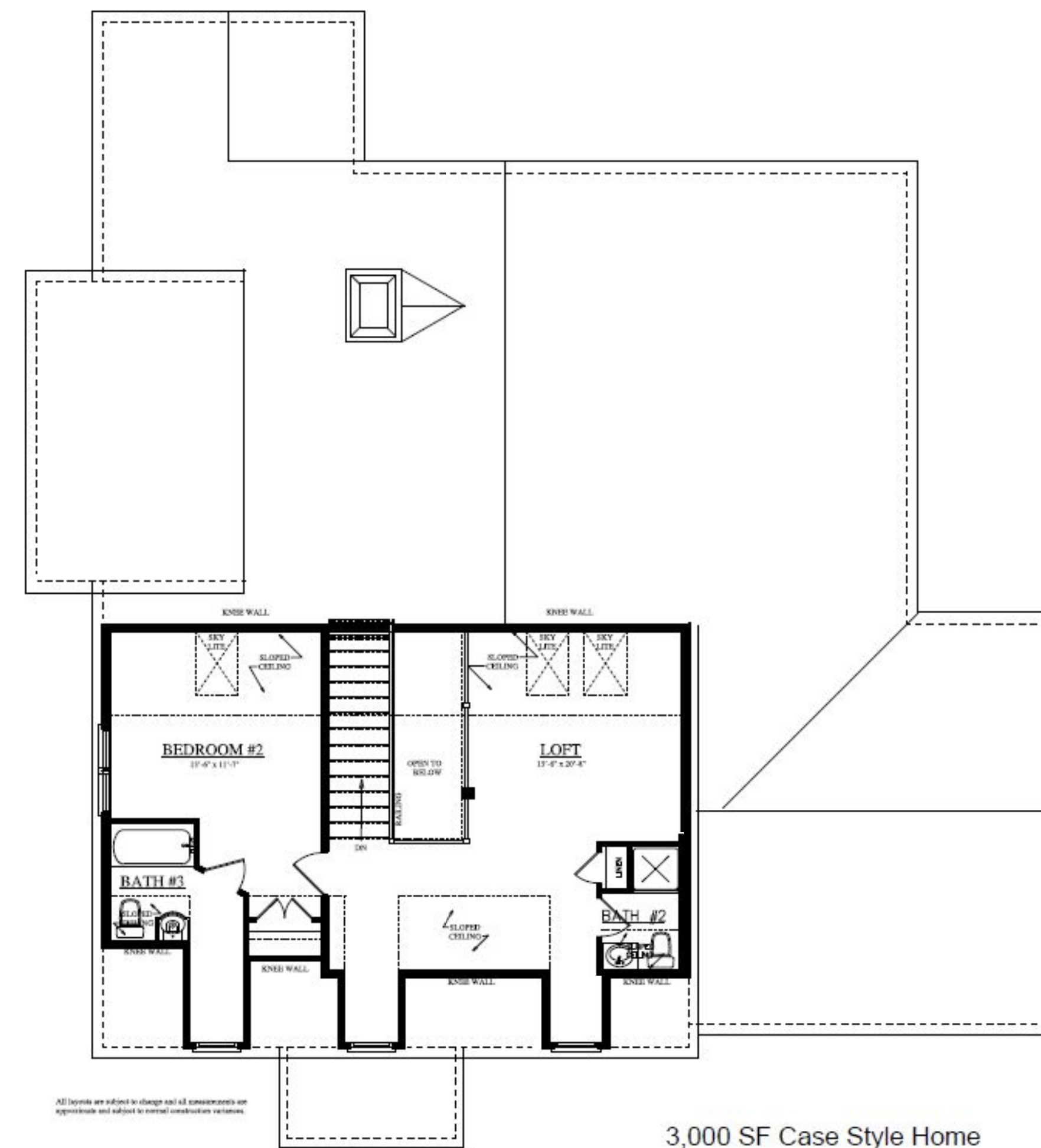
Sheet: **LX**
Sheet X of X



Plan #1 – Case Style Home



Plan 1 - 3,000 SF Case Style Home
 'CASE' HOME
 FIRST FLOOR PLAN



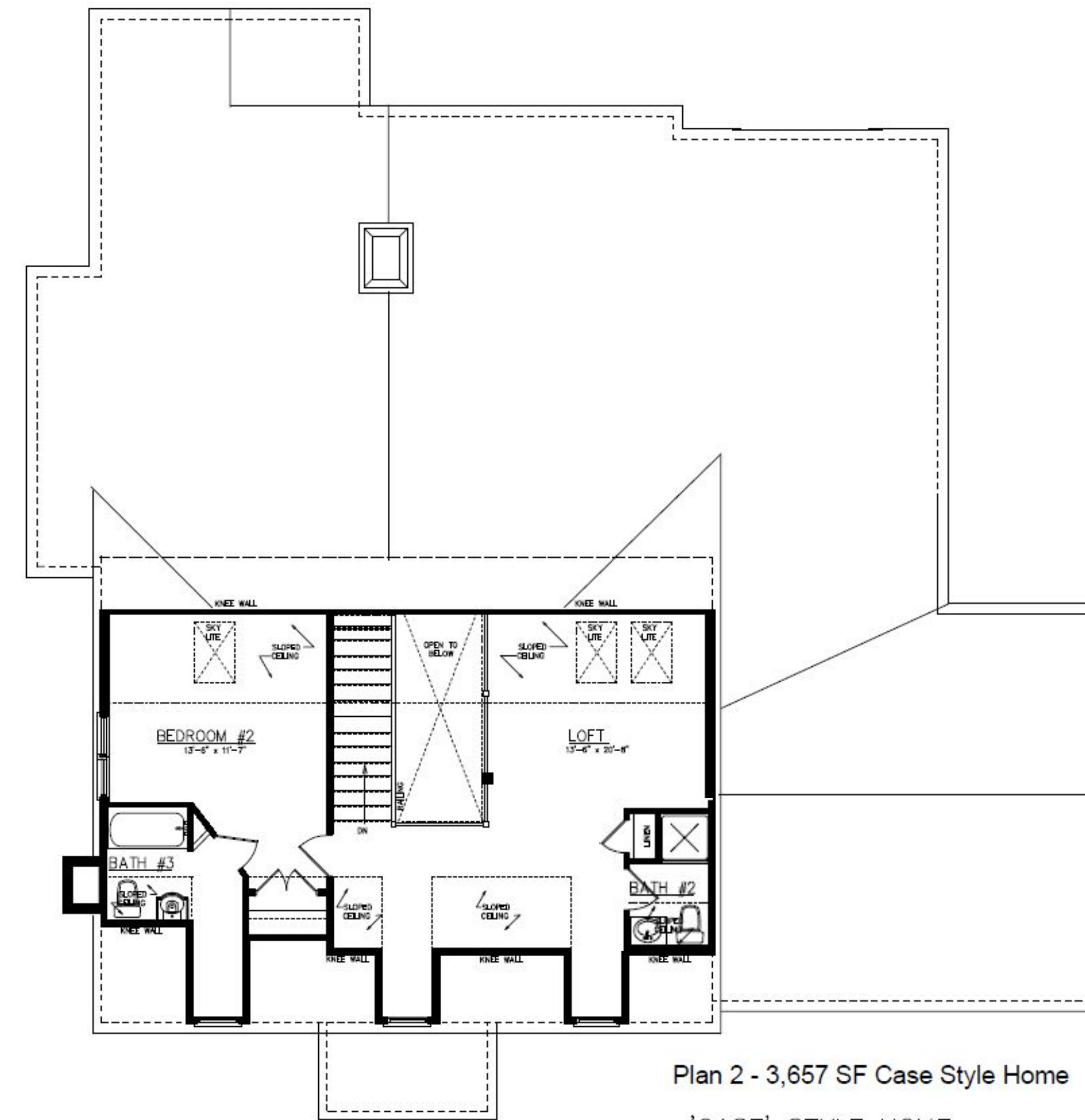
3,000 SF Case Style Home
 'CASE' HOME
 SECOND FLOOR PLAN



Plan #2 – Case Style Home



Plan 2 - 3,657 SF Case Style Home.
 'CASE' HOME
 FIRST FLOOR PLAN



Plan 2 - 3,657 SF Case Style Home
 'CASE' STYLE HOME
 SECOND FLOOR PLAN

