

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

Christopher A. Pfaff, Chairman
Trevor W. Laubenstein, Vice Chairman
Steven H. Olanoff, Secretary
David L. Atkins
Michael L. McCusker



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

Janice Barba, Planning & Land Use
Specialist
jbarba@townhall.westwood.ma.us
(781)-320-1366

PLANNING BOARD

APPLICATION, INSTRUCTIONS & CHECKLIST

**Environmental Impact and Design Review (EIDR) – Zoning Bylaw Section 7.3
and / or Special Permit
Pursuant to Various Sections of the Westwood Zoning Bylaw**

Checklist:

- Application Filing Fee:** Check payable to the Town of Westwood. See the Board's Rules and Regulations for the current fees. *The Applicant will be billed later from the newspaper for the publication of the legal ad in the Westwood Press.*
- 11 Copies of the complete submittal package and one electronic PDF of the following:**
 - o Application Form
 - o Narrative
 - o Plans: Site and Architectural Plans (7 sets of reduced plans 11" x 17" and 4 full size of 24" x 36")
 - o Required Reports

Instructions:

All applications for Planning Board review will be acted upon and all information must be complete and correct to the best of the Applicant's knowledge. Incomplete applications may cause delays and may be the basis for a denial of the application. If you have any questions regarding the Board's procedure, please contact the Town Planner at (781) 251-2581.

It is important to review the applicable section of the Westwood Zoning Bylaw relating to the requested approval, and the relevant Rules and Regulations, to ensure that all requirements for application submittal are met, including the submission of electronic copies of application materials.

The Zoning Bylaw, Zoning Map, and all of the Planning Board's Rules and Regulations are available on the Planning Board section of the Town's web site (www.townhall.westwood.ma.us).

When Ready to File:

One complete application packet must be filed by the Applicant in the Office of the Town Clerk at Town Hall, 580 High St. for recording (reduced size plans to Clerk), and the 10 remaining packets must be stamped by the Town Clerk's office prior to filing with the Planning Department at 50 Carby Street, Monday – Friday 8:30 a.m. – 1:00 p.m. Electronic copies may be submitted on a CD to the Planning Office or emailed to Janice Barba and/or Abby McCabe at the above email addresses.

If you intend to request one or more waivers of the application requirements, a written request for each specific waiver must be included in the application submission packet. In such case, the application will not be deemed complete until all requested waivers are granted by the Planning Board, or until all application requirements are fully satisfied.

WESTWOOD PLANNING BOARD APPLICATION FOR HEARING

- 1. Requested Approval(s):
EARTH MATERIAL MOVEMENT - AFTER THE FACT.
- 2. Brief Narrative of Proposal:
THE BUILDING INSPECTOR HAS ISSUED A VIOLATION AND STOP-WORK ORDER PER THE ATTACHED NOTICE; EARTH MATERIAL MOVEMENT PERMIT NOT GRANTED. ONCE WE FILE FOR A SPECIAL PERMIT WITH THE PLANNING BOARD THE STOP WORK ORDER CAN BE LIFTED AND WE CAN COMPLETE THE PROJECT.
- 3. Address/Location of Property Subject to Hearing:
188 MAYFAIR DRIVE WESTWOOD MA.
- 4. Assessor's Map and Parcel Number(s): 20-159
- 5. Size of Parcel: 22,508
- 6. Name of Applicant: TIMOTHY GAGNON
- 7. Applicant's Mailing Address:
188 MAYFAIR DRIVE
- 8. Applicant's Telephone: (H) _____ (W) 781-686-0788 cell
- 9. Applicant's E-Mail Address: tgagnon@taglegal.biz
- 10. Applicant is: Owner Tenant ___ Licensee ___ Prospective Purchaser ___ Other ___
- 11. Name of Property Owner(s):
SAME AS APPLICANT
- 12. Property Owner's Mailing Address:

- 13. Deed Recorded in:
 - a. County Registry of Deeds, Book 21792 Page 48
 - 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? _____
 No

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

Yes, When? NOVEMBER 8, 2016
 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: *Timothy A. Gagnon*
Applicant (or Agent) Signature

TIMOTHY A. GAGNON
Printed Name of Applicant

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

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

Date: 1/23/17

Payments Received: Application Fee: \$ _____

Project Review Fees: \$ _____
(if applicable)

Inspection Fees: \$ _____
(if applicable)

Other Fees: \$ _____
(if applicable)

Town of Westwood

2017 Planning Board Meeting Schedule and Filing Deadlines

Application Filing Deadline Thursdays 4:30 PM	Meeting Date Tuesdays 7:00 PM, 50 Carby Street
12/8/2016	1/10/2017
12/15/2016	1/17/2017
1/5/2017	2/7/2017
1/26/2017	2/28/2017
2/9/2017	3/14/2017
2/16/2017	3/21/2017
3/9/2017	4/11/2017
3/23/2017	Monday 4/24/2017
4/6/2017	5/9/2017
4/20/2017	5/23/2017
5/11/2017	6/13/2017
5/25/2017	6/27/2017

July - December Dates to be finalized in May

Meeting dates, locations and times are subject to change. Please check the final agenda with the Planning Division, the Town Clerk, or on the Town's website at <http://www.townhall.westwood.ma.us>

The above filing deadlines apply to applications requiring a public hearing and legal advertisement in the newspaper. ANR plans or other items not requiring a public hearing should be submitted five business days in advance of the meeting date. Please contact the Town Planner to get on a meeting agenda.

While we strive to advertise all items for the meeting date listed, incomplete applications, complex projects that require additional review time such as those needing peer review, and depending on the number of applications received, certain applications may be heard at a subsequent meeting.

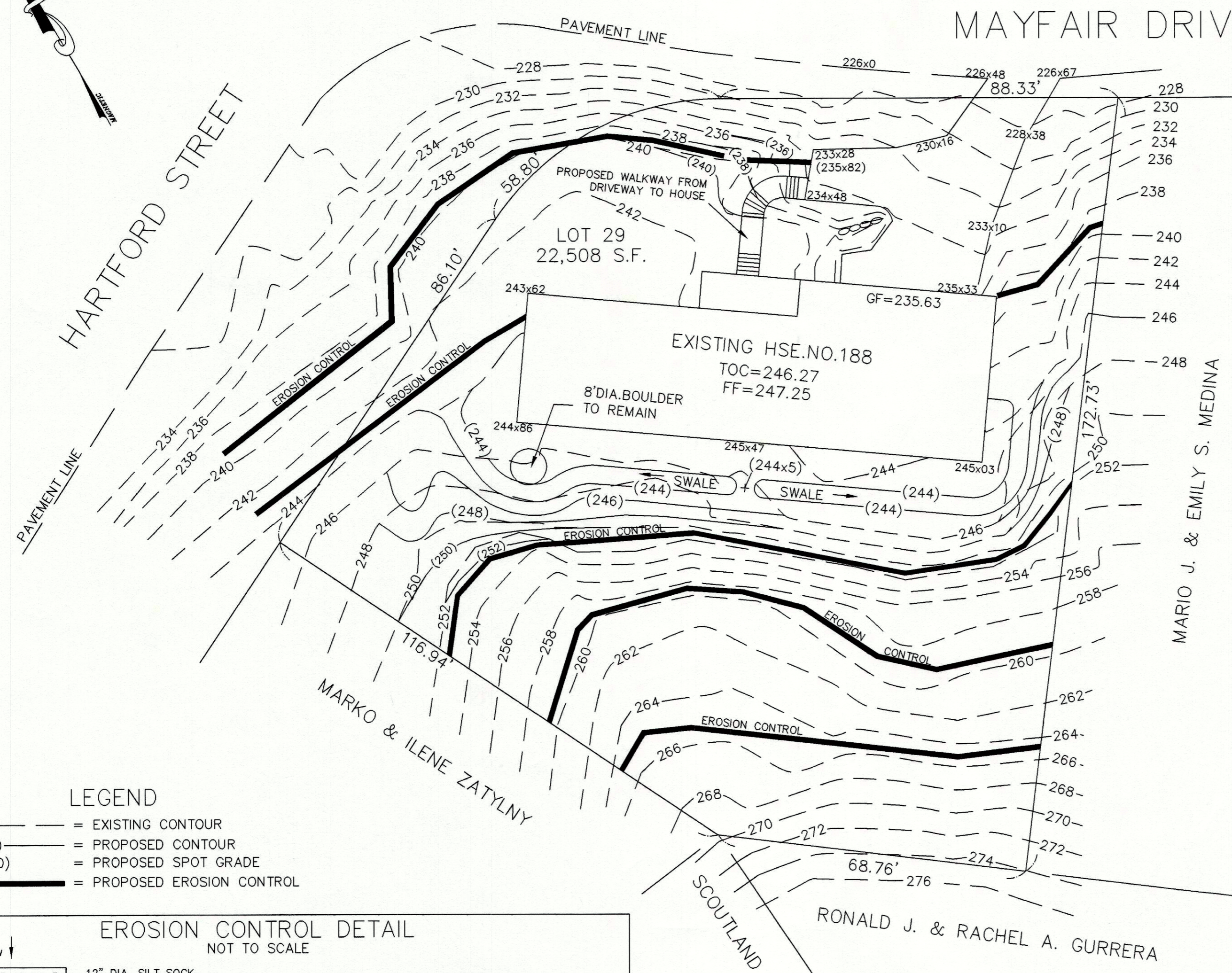
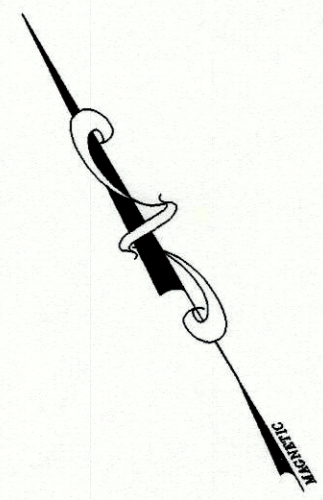
Contacts:

Town Planner, Abby McCabe - (781) 251-2581 or amccabe@townhall.westwood.ma.us
 Land Use Specialist, Janice Barba - (781) 320-1366 or jbarba@townhall.westwood.ma.us

Planning Division: Carby Street Municipal Office Building

50 Carby Street, Westwood, MA 02090

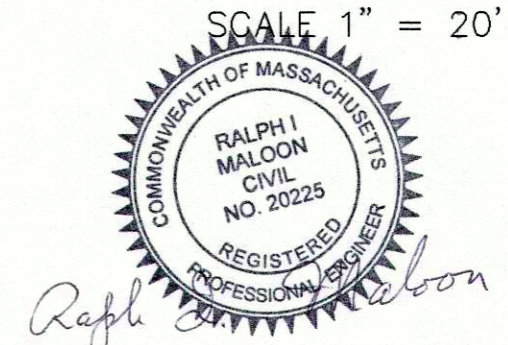
Hours: Monday - Thursdays 8:30 AM - 4:30 PM, Fridays 8:30 AM - 1:00 PM



NOTE :
 SILT SOCK EROSION CONTROL IS TO BE STAKED IN PLACE PRIOR TO PROPOSED SITE WORK.
 AREA IS TO BE GRADED AS SHOWN ,WITH SWALE AT REAR OF HOUSE INSTALLED AND A WALKWAY CONNECTING THE EXISTING DRIVEWAY TO HOUSE FRONT ENTRY TO BE INSTALLED
 4" TO 6" OF LOAM , TOPSOIL TO BE ADDED OVER FINAL GRADE AREA IS TO BE PLANTED WITH GROUND COVER PLANTINGS
 EROSION CONTROL IS TO REMAIN IN PLACE UNTIL GROUND COVER HAS TAKEN ROOT

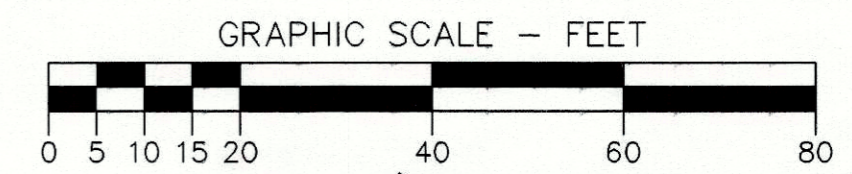
ASSESSORS MAP 20 PARCEL 159
 ZONE SINGLE RESIDENCE C
 OVERLAY DISTRICT WATER RESOURCE PROTECTION DISTRICT
 SETBACKS : FRONT 40 FEET
 SIDE 20 FEET
 REAR 30 FEET

OWNER & APPLICANT :
 TIMOTHY GAGNON
 188 MAYFAIR DRIVE
 WESTWOOD, MA. 02090
 EROSION CONTROL PLAN
 FOR
 188 MAYFAIR DRIVE
 IN
 WESTWOOD , MA.
 SCALE 1" = 20'
 OCTOBER 24 , 2016



RALPH I. MALOON P.E.

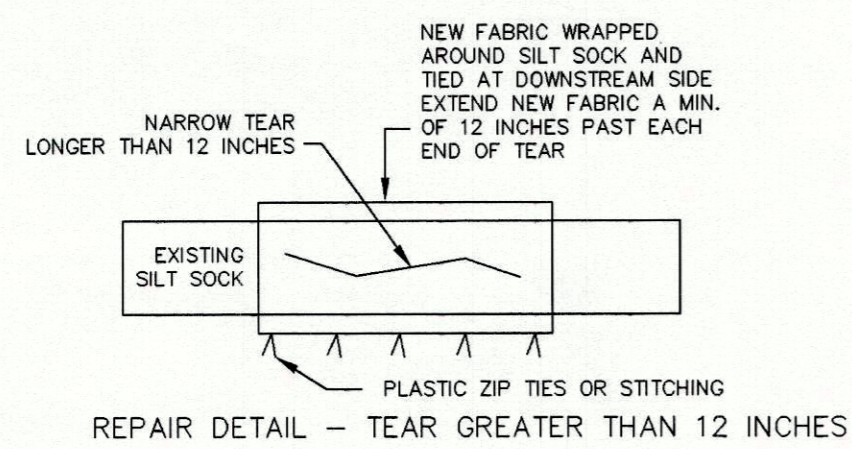
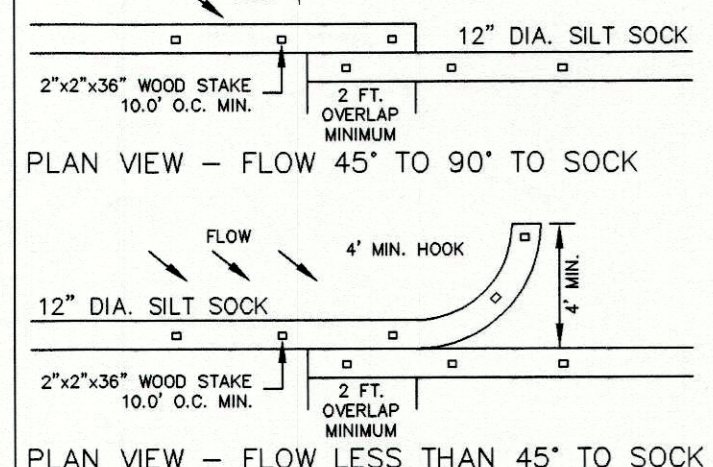
November 8, 2016
 DATE



RIM
 ENGINEERING CO., INC.
 P.O. BOX 32 MANSFIELD, MA. 02048
 (508) 339-3731 RIMENGINEERING@VERIZON.NET

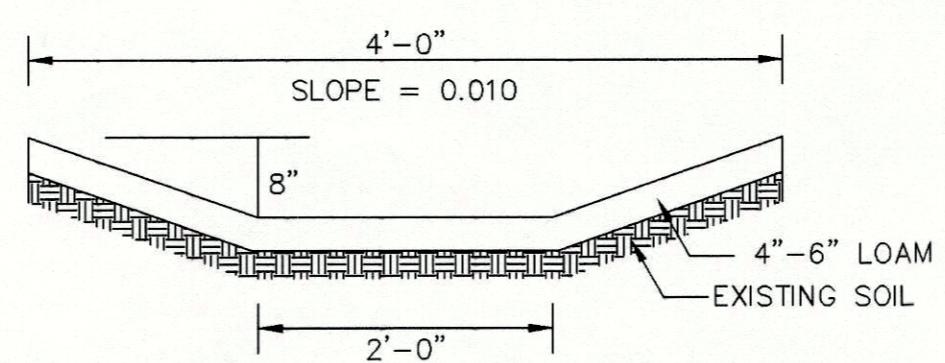
LEGEND
 ---200--- = EXISTING CONTOUR
 (200) --- = PROPOSED CONTOUR
 (200x0) = PROPOSED SPOT GRADE
 ————— = PROPOSED EROSION CONTROL

EROSION CONTROL DETAIL
 NOT TO SCALE



- SILT SOCK GENERAL NOTES :
- 1- SOCK MATERIAL PER STANDARD SPECIFICATIONS. SILT SOCK FILLER SHALL BE COMPOST / MULCH ONLY.
 - 2- WHEN SILT SOCK IS USED ON A PAVED SURFACE CONCRETE BLOCKS ARE TO BE USED TO SECURE SILT SOCK IN PLACE OF STAKING.
 - 3- ACCUMULATED SEDIMENT SHALL BE REMOVED FROM BEHIND THE SILT SOCK WHEN IT HAS REACHED A HEIGHT EQUAL TO HALF THE SOCK HEIGHT
 - 4- SMALL HOLES OR NARROW RIPS LESS THAN 12 FEET LONG MAY BE STITCHED CLOSED USING PLASTIC ZIP TIES. LARGER RIPS SHALL BE FIXED PER THE REPAIR DETAIL. HEAVILY DAMAGED SECTIONS SHALL BE REPLACED ENTIRELY. MAINTAIN 2 FEET MINIMUM OVERLAP AT EACH END.

SWALE DETAIL
 NOT TO SCALE



TIM GAGNON & LAURIE RIBEIRO
188 MAYFAIR DRIVE
WESTWOOD, MA

BUILDER
MITCHELL CONSTRUCTION GROUP, INC.
511 MAIN STREET
MEDFIELD, MA. 02052
508-359-7904

MITCHELL
CONSTRUCTION GROUP INC.
Designers Builders Remodelers

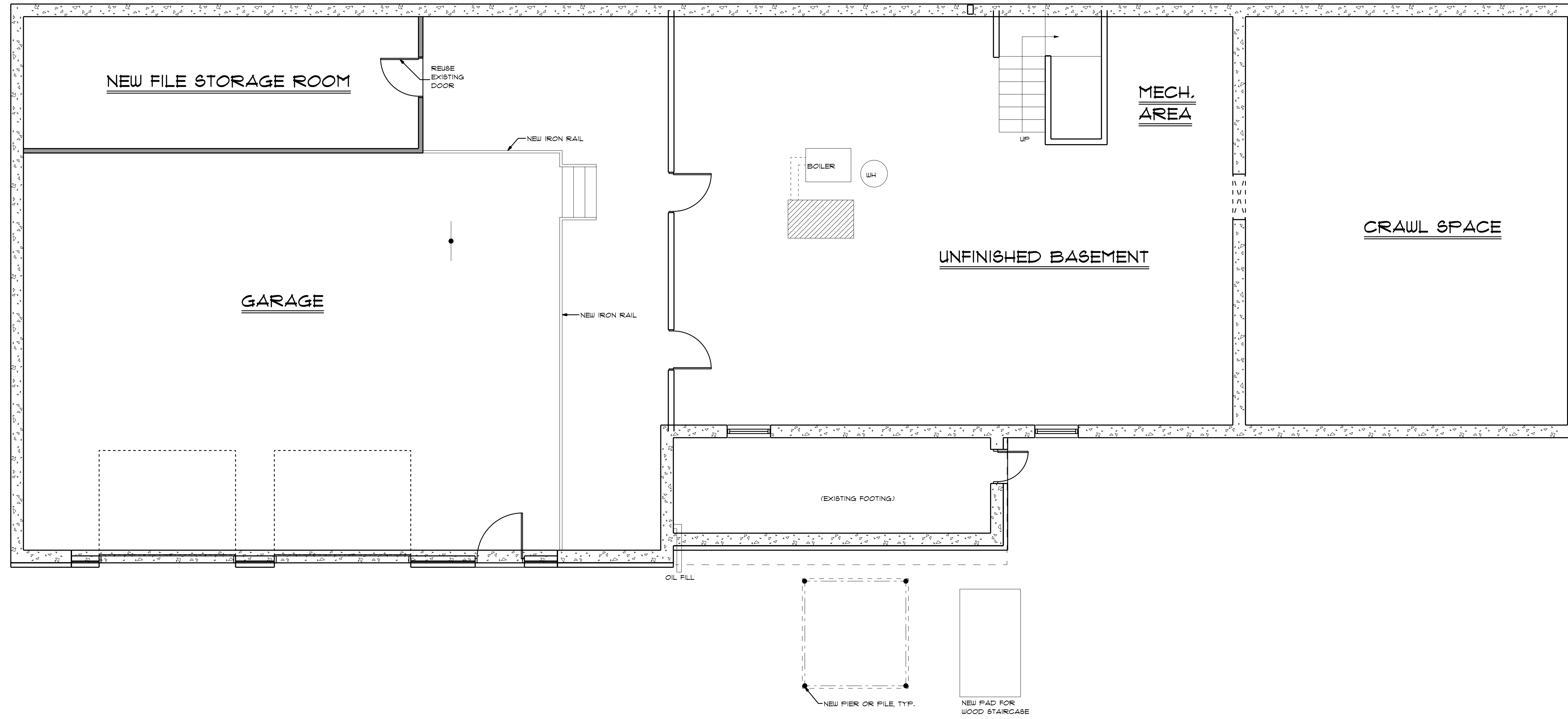
511 Main St.
Medfield, MA 02052
508.359.7904

Tim Gagnon & Laurie Ribeiro
188 Mayfair Drive
Westwood
Massachusetts
02090

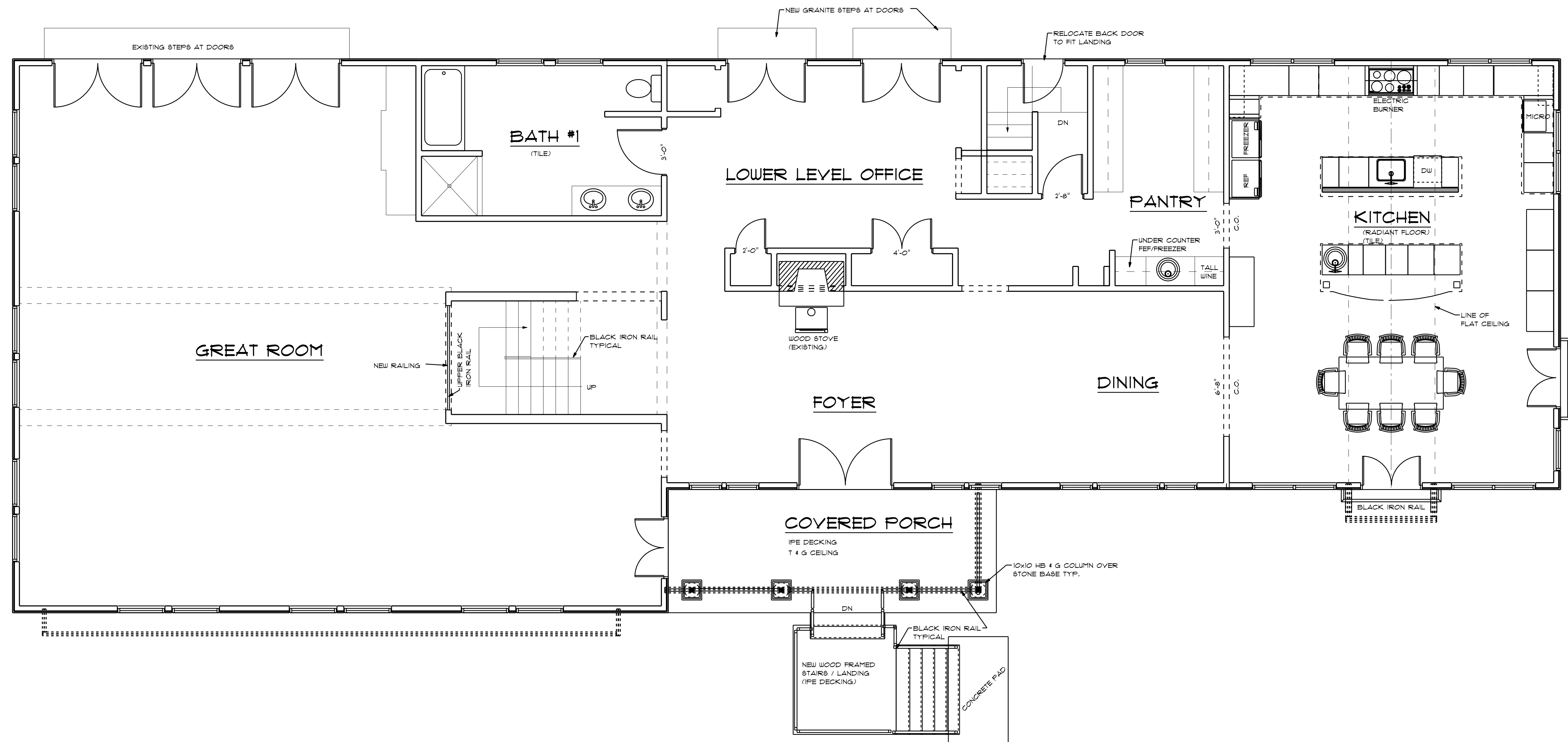
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DRAWN BY:
DATE: 1/25/2017

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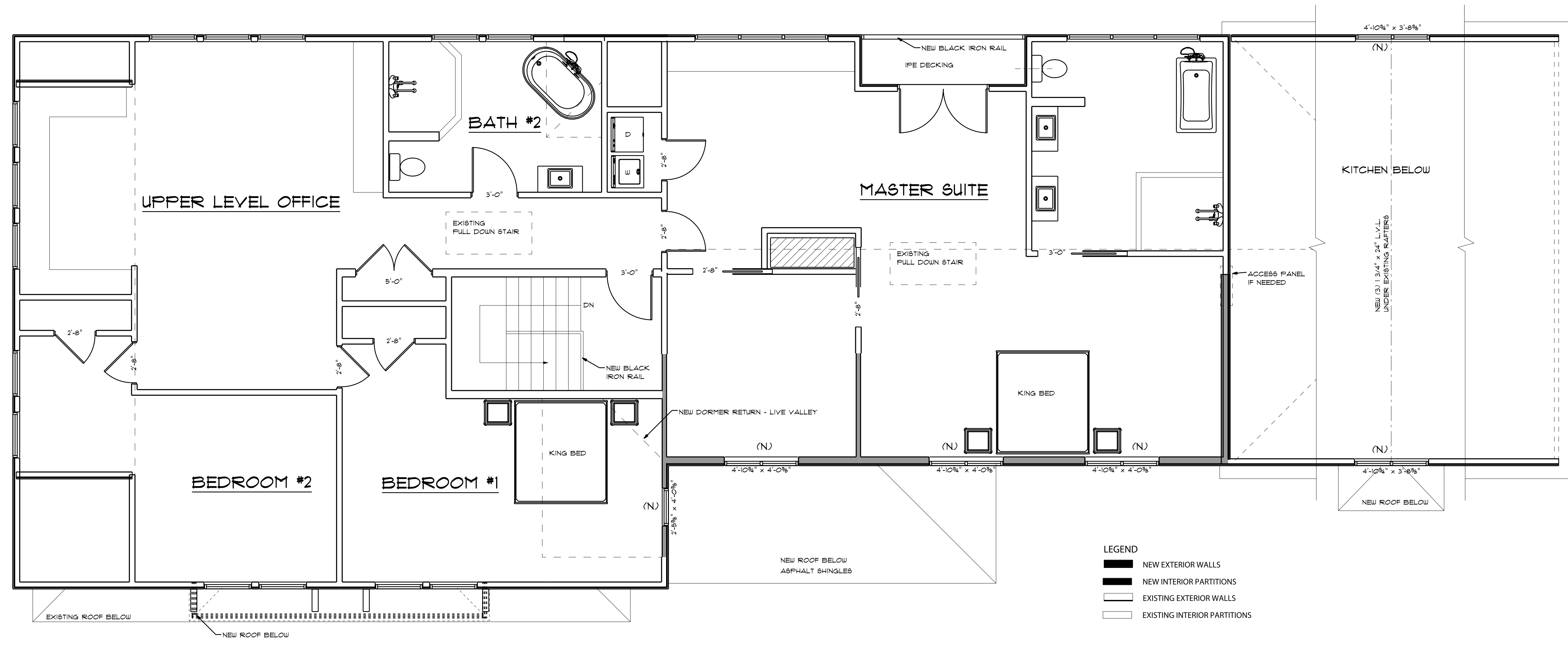
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BASEMENT PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



- LEGEND**
- NEW EXTERIOR WALLS
 - NEW INTERIOR PARTITIONS
 - EXISTING EXTERIOR WALLS
 - EXISTING INTERIOR PARTITIONS

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

REV:	REV:
SCALE: AS NOTED	DATE: 1/25/2017
DRAWN BY:	REV:
DATE: 1/25/2017	REV:

Tim Gagnon & Laurie Ribeiro
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Westwood
Massachusetts
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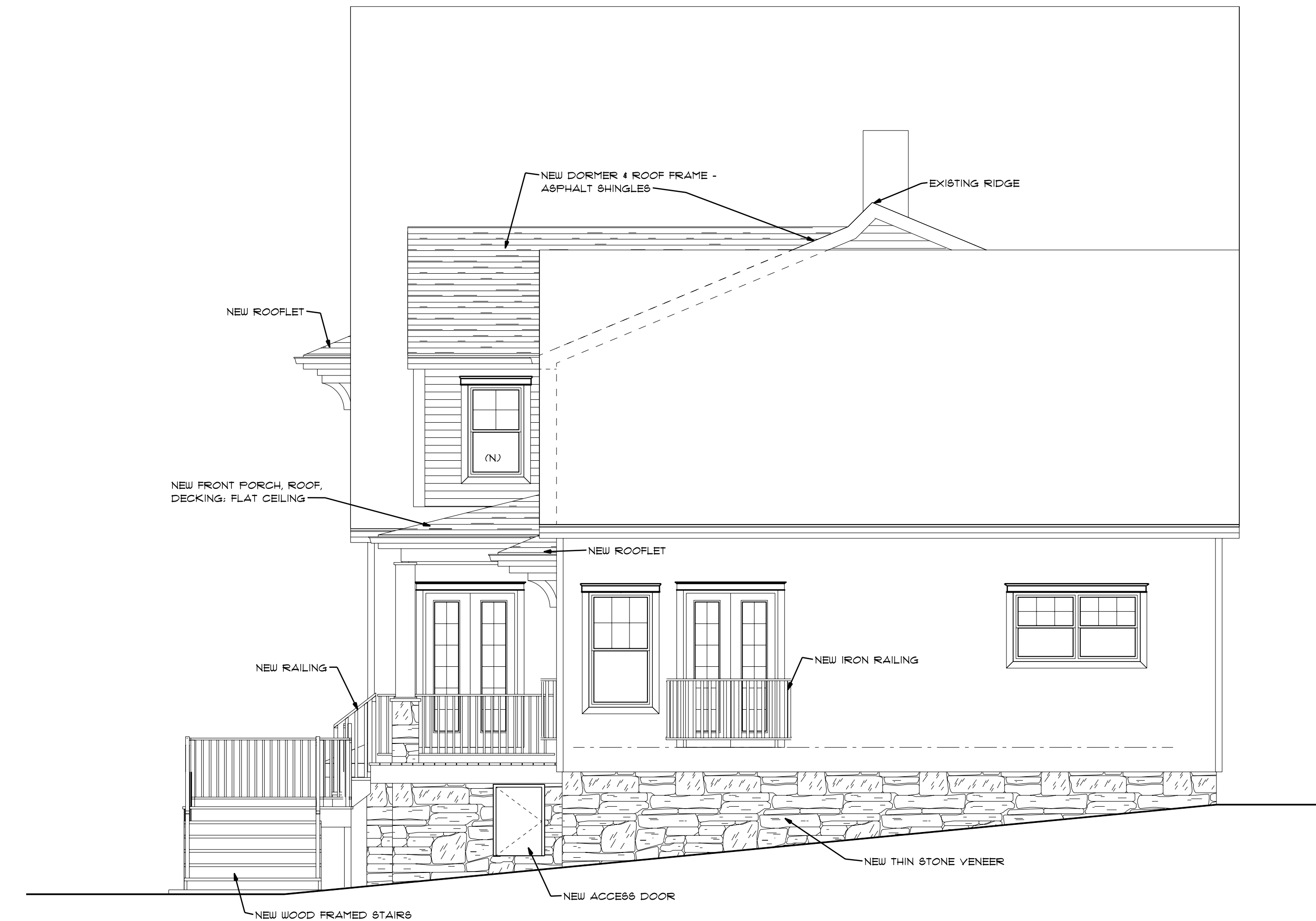
MITCHELL
CONSTRUCTION GROUP INC.
Designers Builders Remodelers

REV:	REV:
SCALE: AS NOTED	DATE: 1/25/2017
DRAWN BY:	REV:
	REV:

Tim Gagnon & Laurie Ribeiro
 188 Mayfair Drive
 Westwood
 Massachusetts
 02090

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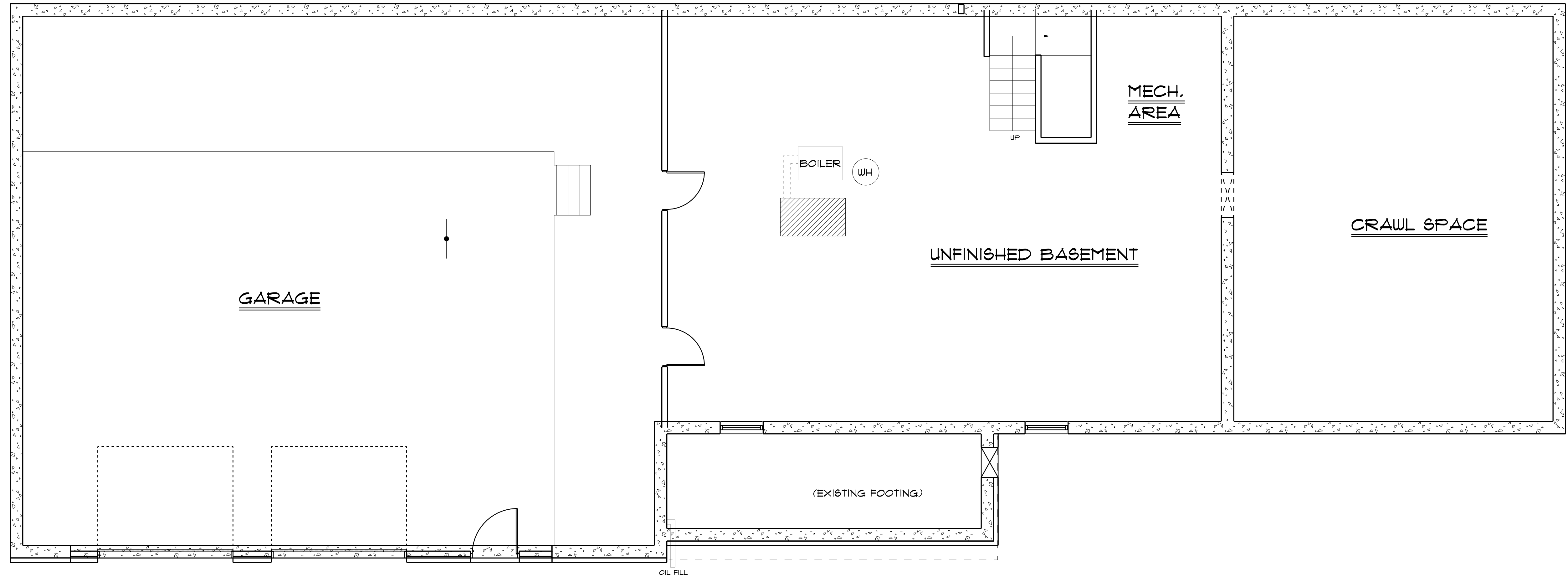
511 Main St.
 Medfield, MA 02052
 508.359.7904



RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



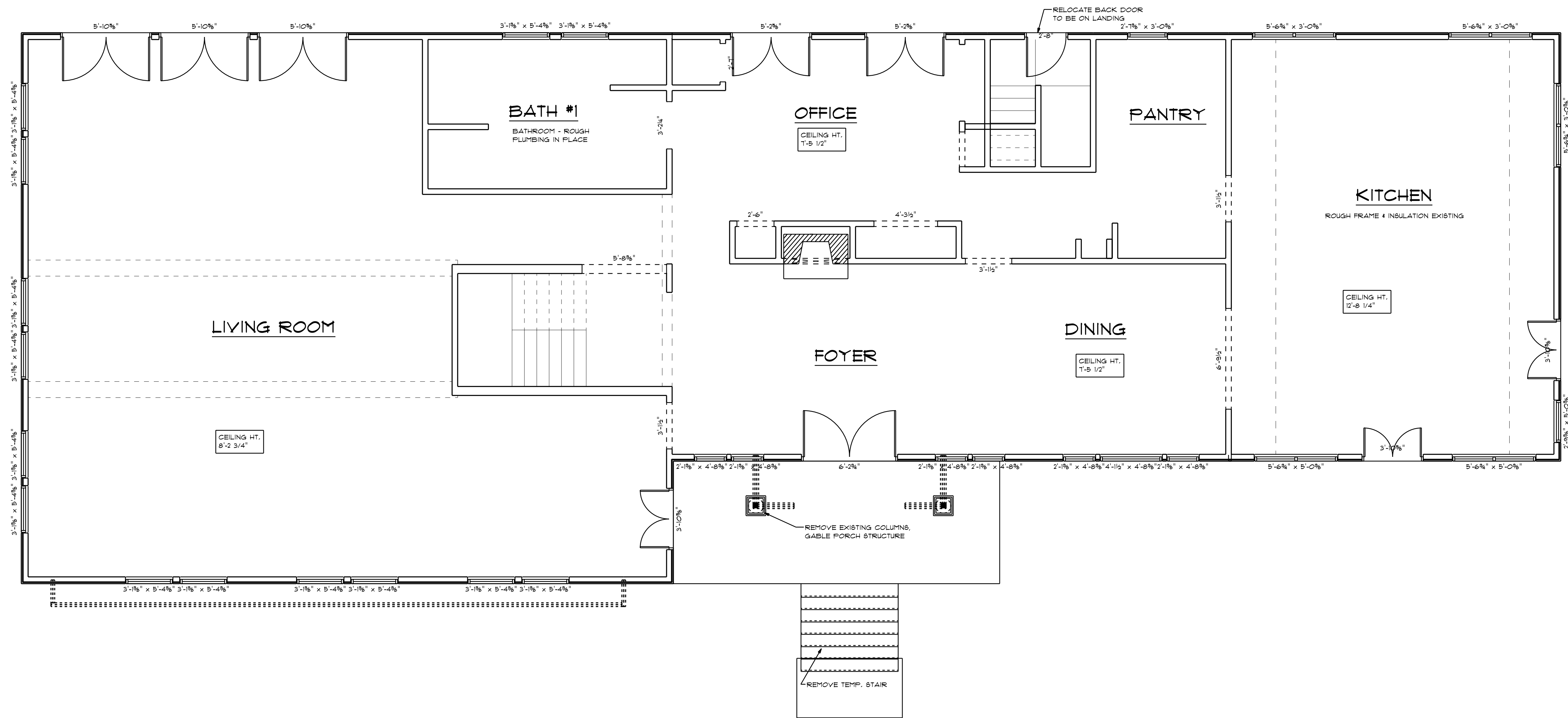
EX BASEMENT
SCALE: 1/4" = 1'-0"

REVISIONS	SCALE: AS NOTED	DATE: 1/25/2017
REV: 1	DRAWN BY:	REV: 1
REV: 2		REV: 2

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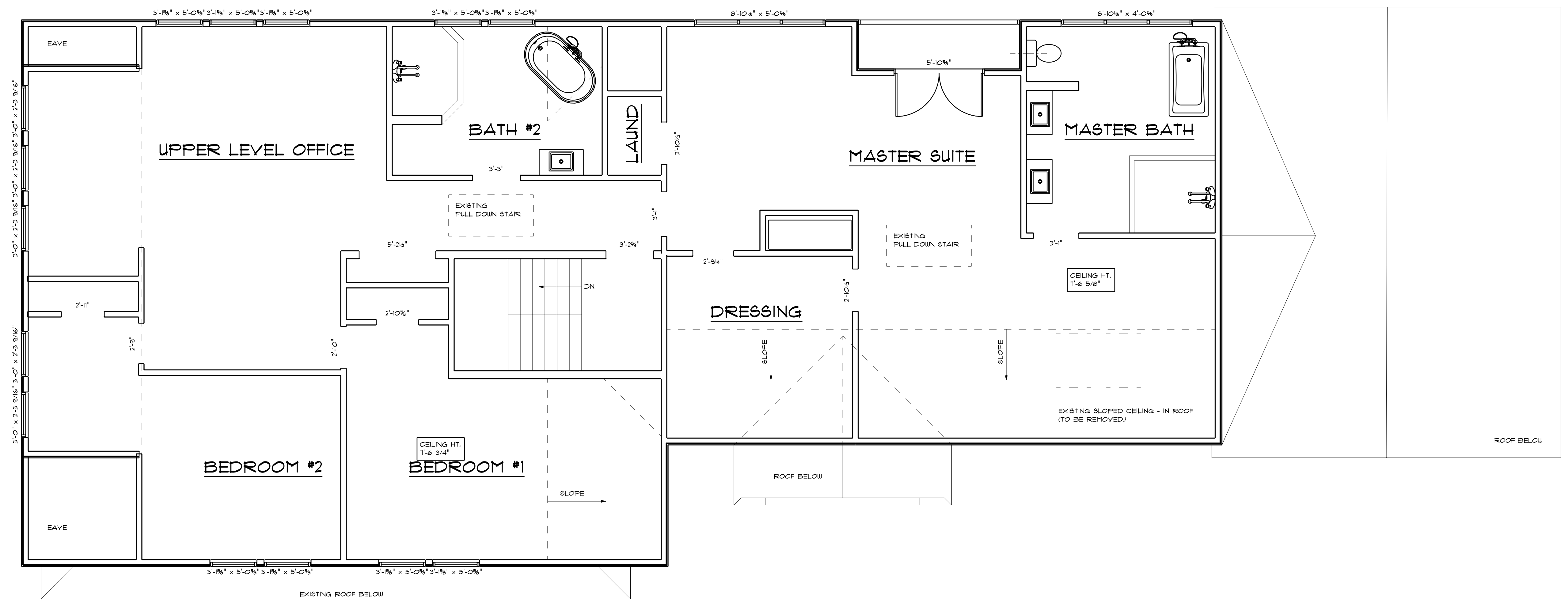
EX FIRST FLOOR
SCALE: 1/4" = 1'-0"

SCALE: AS NOTED	REV:
DRAWN BY:	REV:
DATE: 1/25/2017	REV:

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EX SECOND FLOOR
SCALE: 1/4" = 1'-0"

REV:	AS NOTED
REV:	DRAWN BY:
REV:	DATE: 1/25/2017

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EX FRONT ELEVATION
SCALE: 1/4" = 1'-0"



EX RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

REV:	REV:

SCALE: AS NOTED	DRAWN BY:	DATE: 1/25/2017

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EX REAR ELEVATION
SCALE: 1/4" = 1'-0"



EX LEFT ELEVATION
SCALE: 1/4" = 1'-0"

SCALE: AS NOTED	REV:
DRAWN BY:	REV:
DATE: 1/25/2017	REV:

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