

APR 13 2017

Westwood, MA April 12, 2017

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To the Planning Board:

The undersigned herewith submits the accompanying Preliminary Plan of ^{2017 property located in} Camille Way 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.

TOWN CLERK
TOWN OF WESTWOOD

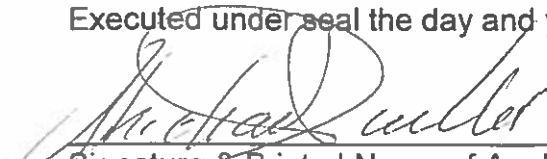
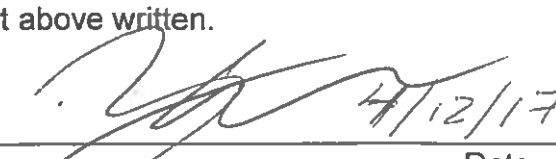
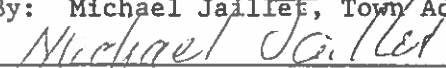
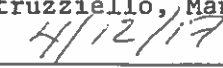
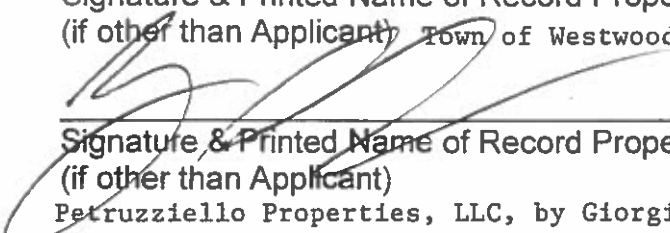
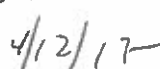
1. Name of Proposed Subdivision: Camille Way
2. Name, Email & Address of Applicant: Petruzziello Properties LLC, 21 Eastbrook Rd., Dedham, MA 02026, and Town of Westwood, c/o Town Administrator Michael Jaillet, 580 High Street, Westwood, MA 02090
3. Name(s) and Address(es) of Record Owner(s):
Petruzziello Properties LLC, 21 Eastbrook Road, Dedham, MA 02026
Town of Westwood, c/o Town Administrator Michael Jaillet, 50 High Street, Westwood, MA 02090
4. Name and Address of Engineer or Surveyor: Allen & Major Associates, Inc.
100 Commerce Way, Woburn, MA 01801
5. Title of Plan: Camille Way Preliminary Subdivision Plan, Westwood, MA
6. Date of Plan: April 11, 2017
7. Owner's Title Reference: Deed of See Attached dated _____, recorded at the Norfolk County Registry of Deeds in Book _____, Page _____, 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 _____.
8. Zoning District: Local Business B; Flexible Multi-Use Overlay District
9. Approximate Acreage in Subdivision: 75,283±sf (1.72±acres)
10. Total Number of Lots: 6
11. Total Length of Roadways: 296.39 feet
12. Assessor's Map and Parcel Number: See Attachment

Town Of Westwood
Planning Department

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Executed under seal the day and year first above written.

	
Signature & Printed Name of Applicant	Date
Town of Westwood	Petruzziello Properties, LLC
By: Michael Jaillet, Town Admin.	By: Giorgio Petruzziello, Manager
	
Signature & Printed Name of Record Property Owner	Date
(if other than Applicant) Town of Westwood by Michael Jaillet, Town Admin.	
	
Signature & Printed Name of Record Property Owner	Date
(if other than Applicant)	
Petruzziello Properties, LLC, by Giorgio Petruzziello, Manager	

ATTACHMENT

APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAN

CAMILLE WAY, WESTWOOD, MA

7. Owner's Title Reference:

Petruzziello Properties, LLC

266-278 Washington Street Date: 12-23-2014 Norfolk Registry of Deeds Book 32795, Page 230

Town of Westwood

280 Washington Street Date: 05-10-1884 Norfolk Registry of Deeds Book 557,
Page 492

288 Washington Street Date: 08-13-2004 Norfolk Registry of Deeds Book 21418, Page 237

East Street Parcel (Vacant Land) *No title reference available for this parcel

12. Assessor's Map and Parcel Number:

Petruzziello Properties, LLC

266-278 Washington Street Map: 23 Parcel: 187

Town of Westwood

280 Washington Street Map: 23 Parcel: 188

288 Washington Street Map: 23 Parcel: 189

East Street Parcel Map: 23 Parcel: 190

Town Of Westwood
Planning Department

APR 13 2017

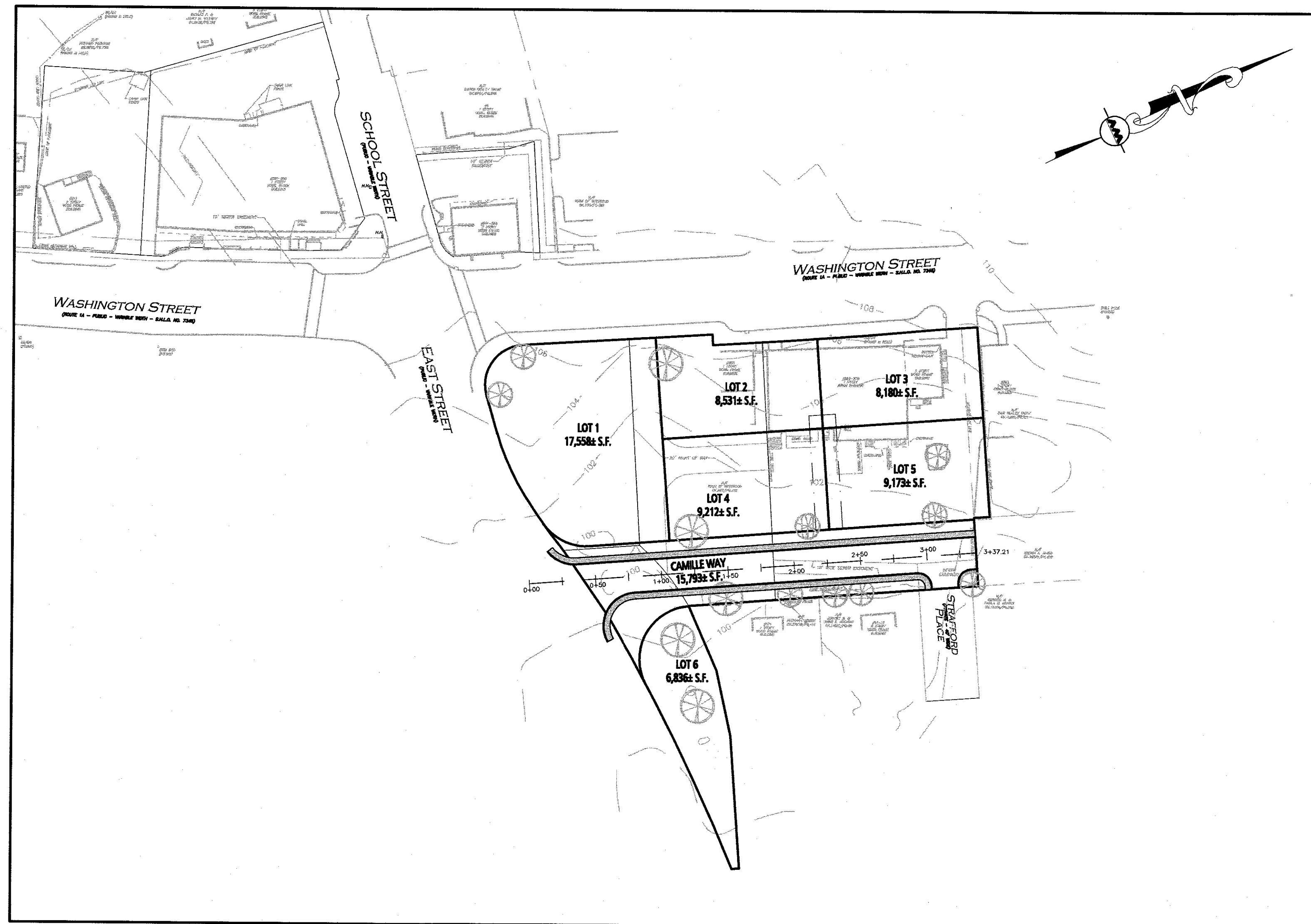
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CAMILLE WAY PRELIMINARY SUBDIVISION PLAN WESTWOOD, MA

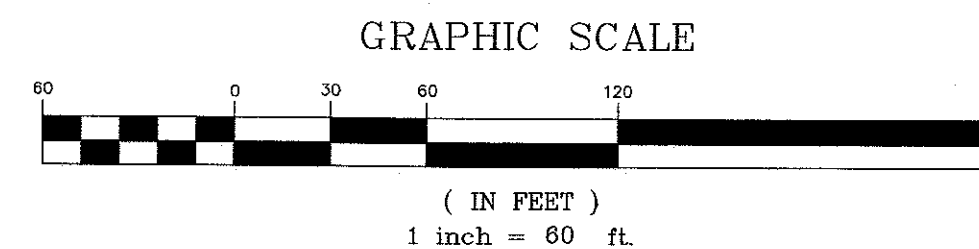
OWNER/APPLICANT:
PETRUZZIELLO PROPERTIES, LLC.
 21 EASTBROOK ROAD
 DEDHAM, MA 02026
 &
 THE TOWN OF WESTWOOD
 580 HIGH STREET
 WESTWOOD, MA 02090

SITE ENGINEER:
ALLEN & MAJOR ASSOCIATES, INC.
 100 COMMERCE WAY
 WOBURN, MA 01888

SURVEYOR:
ALLEN & MAJOR ASSOCIATES, INC.
 100 COMMERCE WAY
 WOBURN, MA 01888



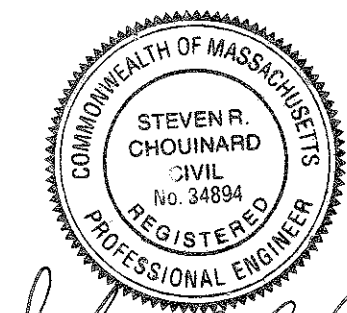
LIST OF DRAWINGS			
DRAWING TITLE	SHEET NO.	ISSUED	REVISED
LOCUS MAP PLAN	1 of 3	-	-
PRELIMINARY SUBDIVISION LAYOUT PLAN	2 of 3	-	-
PRELIMINARY SUBDIVISION UTILITIES & PROFILE PLAN	3 of 3	-	-



PREPARED BY:

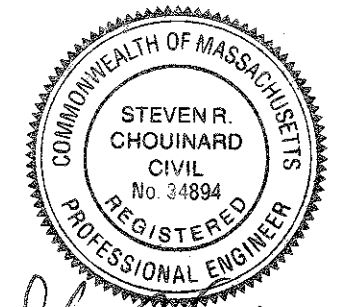
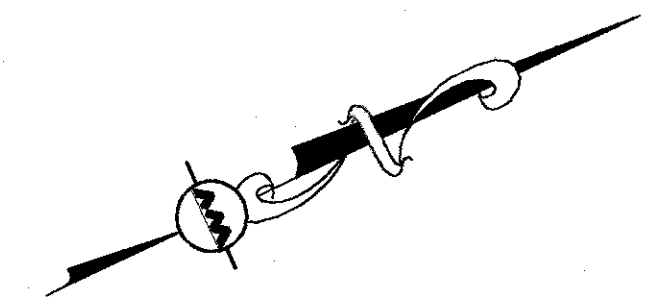
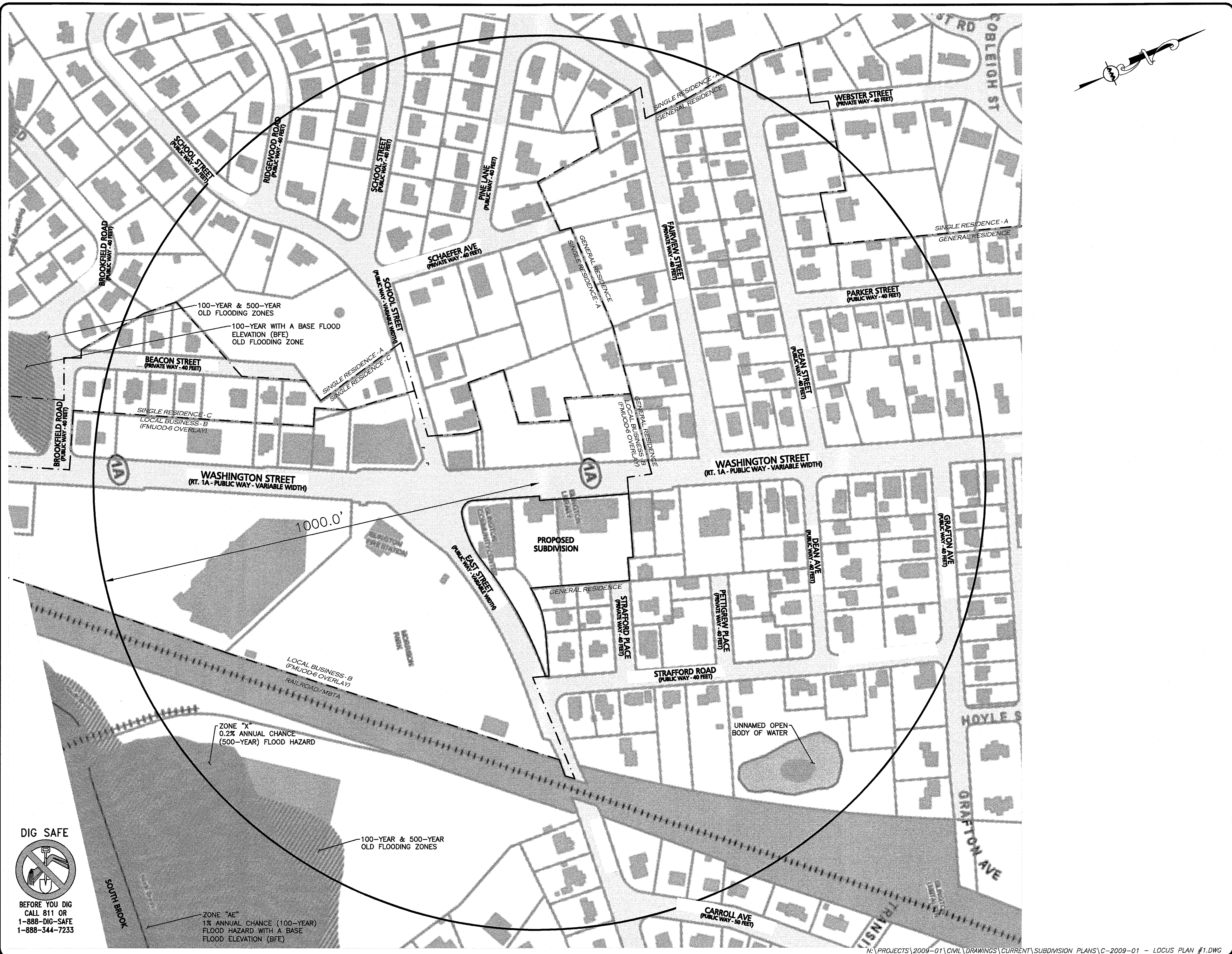
ALLEN & MAJOR ASSOCIATES, INC.
 civil & structural engineering • land surveying
 environmental consulting • landscape architecture
 www.allenmajor.com
 100 COMMERCE WAY
 WOBURN MA 01801-8501
 TEL: (781) 935-6889
 FAX: (781) 935-2896

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Steven R. Chouinard 4/11/17
 PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

APRIL 11, 2017



Steven R. Chouinard 4/10/17
 PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

APPLICANT/OWNER:
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 21 EASTBROOK ROAD
 DEDHAM, MA 02026
 &
THE TOWN OF WESTWOOD
 580 HIGH STREET
 WESTWOOD, MA, 02090

PROJECT:
**CAMILLE WAY
 PRELIMINARY SUBDIVISION PLAN
 WASHINGTON STREET
 WESTWOOD, MA 02090**

PROJECT NO.	2009-01	DATE:	04-11-2017
SCALE:	NOT TO SCALE	DWG. NAME:	C-2009-1
DESIGNED BY:	SJL	CHECKED BY:	SRC

PREPARED BY:

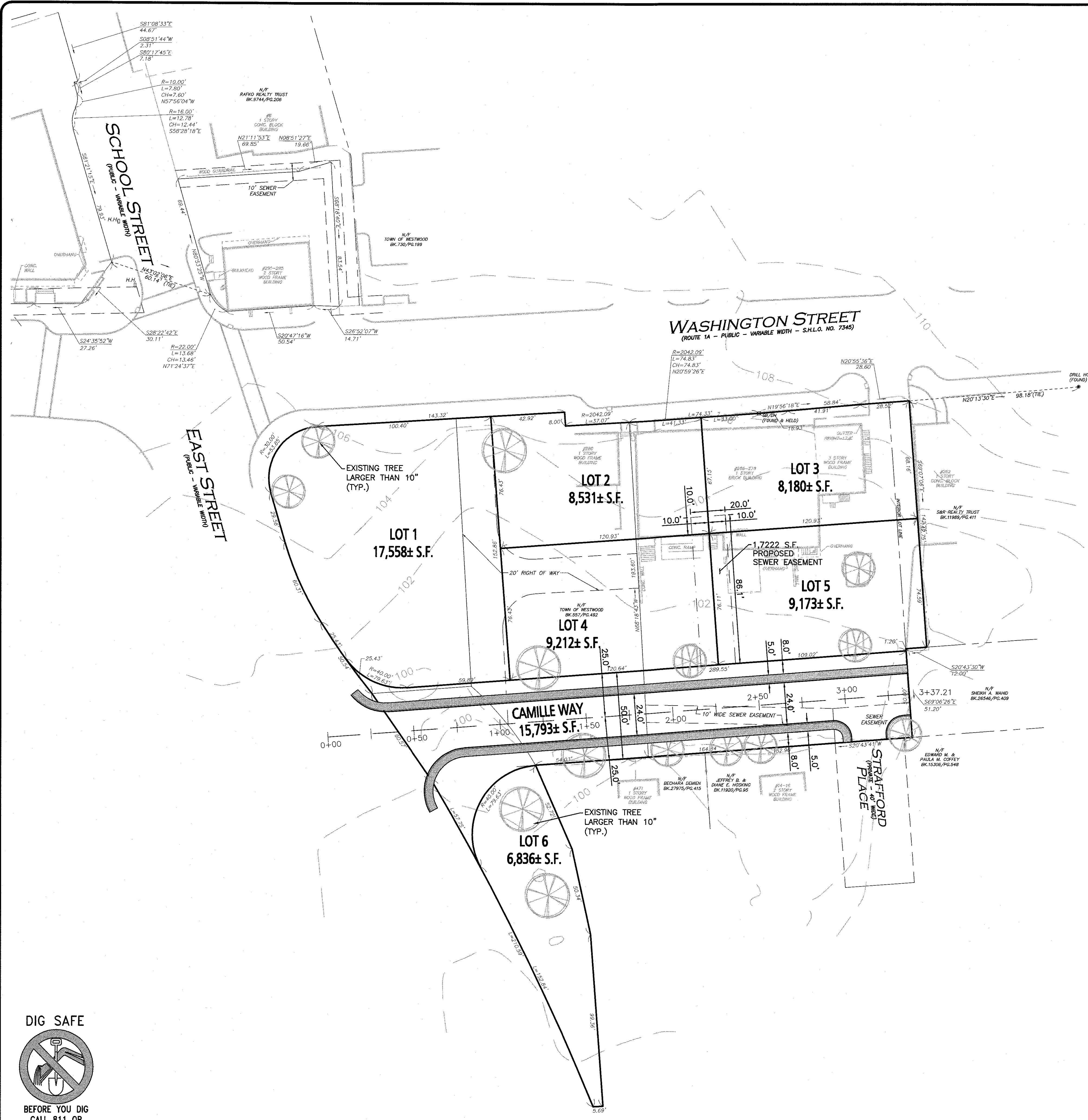
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DRAWING TITLE:	SHEET No.
LOCUS MAP PLAN	1 of 3

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 1-888-344-7233



LEGEND:

PROP. PROPERTY LINE	---
PROP. EASEMENT LINE	---
EXISTING PROP. LINE	---
EXISTING EASEMENT LINE	---
EXISTING 2' CONTOUR	100
BASELINE	---
BASELINE STATIONING	10+00
CURBLINE	---
SIDEWALK	---

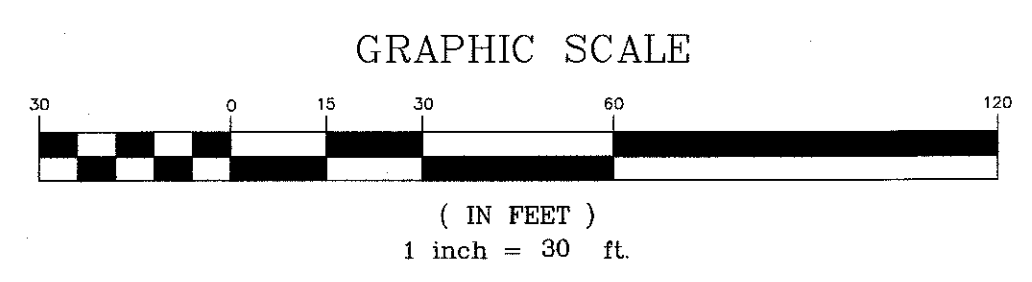
STEVEN R. CHOUHARD
 CIVIL
 No. 34884
 REGISTERED
 PROFESSIONAL ENGINEER

Stallard 4/1/17
 PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

WESTWOOD ZONING & SUBDIVISION REGULATIONS TABLE
 LOCAL BUSINESS-B DISTRICT & FLEXIBLE MULTIHUSE OVERLAY DISTRICT

ITEM	REQUIRED/ALLOWED
LOT AREA (MIN.)	4,000 S.F.
LOT FRONTAGE (MIN.)	NONE
FRONT YARD BUILDING SETBACK	NONE
SIDE YARD BUILDING SETBACK	NONE
REAR YARD SETBACK	NONE
EXISTING RIGHT-OF-WAY OFFSET (MIN.)	500' *
RIGHT-OF-WAY WIDTH (MIN.)	50'
CENTERLINE RADIUS (MIN.)	150'
PROPERTY RADIUS AT INTERSECTION (MIN.)	40'
PAVEMENT WIDTH (MIN.)	22'
DEAD-END PAVEMENT DIAMETER (MIN.)	36'
DEAD-END PAVEMENT DIAMETER (MAX.)	84'
DEAD-END STREET LENGTH (MIN.)	500'

* WAIVER REQUIRED



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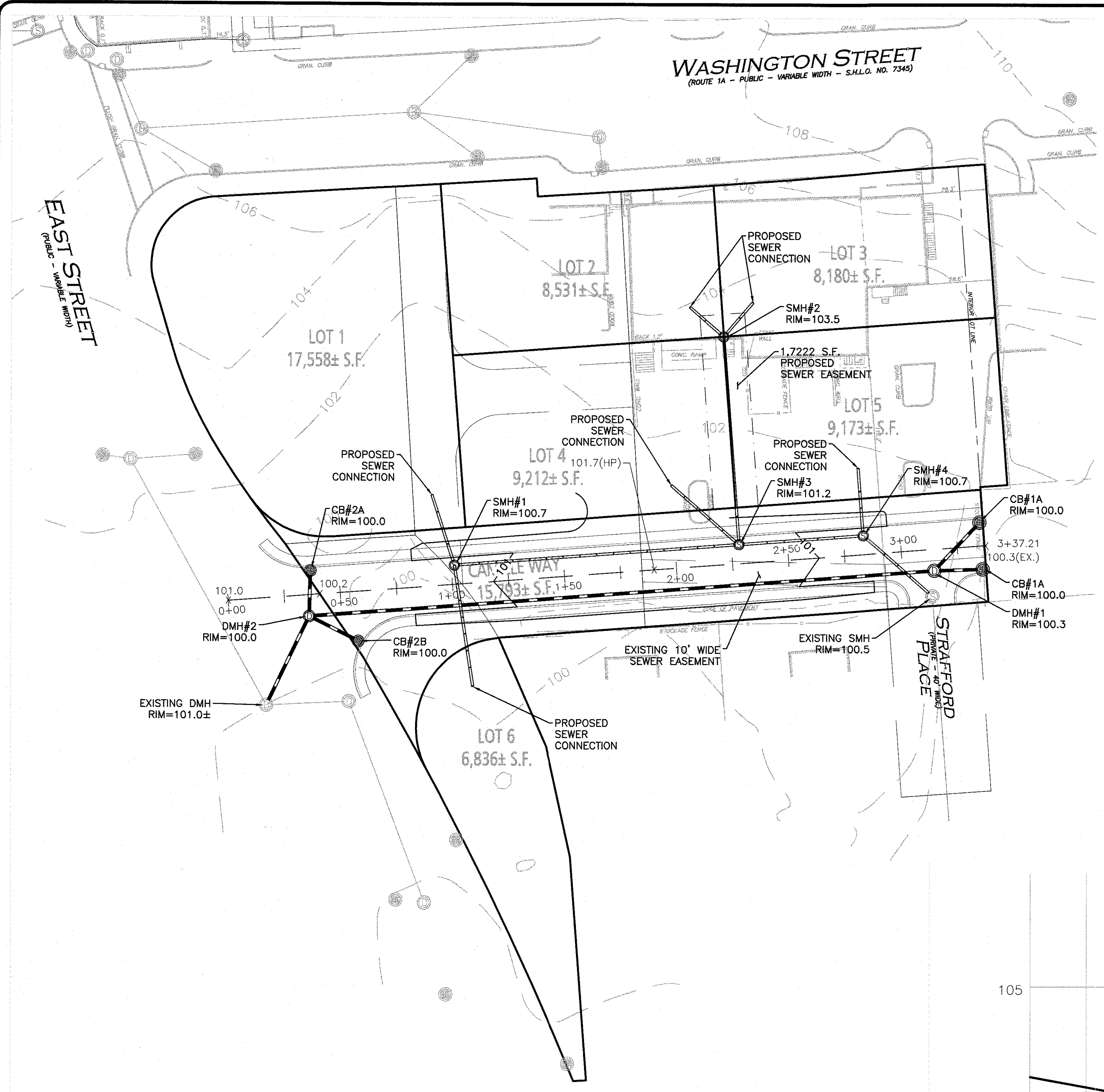
PROJECT NO. 2009-01 DATE: 04-11-2017
 SCALE: 1" = 30' DWG. NAME: C-2009-1
 DESIGNED BY: SJL CHECKED BY: SRC

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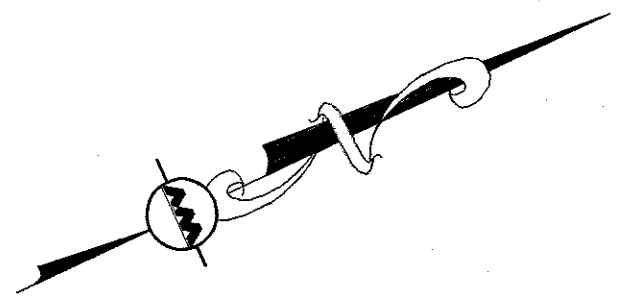
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DRAWING TITLE: PRELIMINARY SUBDIVISION LAYOUT PLAN SHEET No. 2 of 3



LEGEND:

DRAIN MANHOLE	⊙
CATCH BASIN	⊚
DRAIN LINE	—
1' CONTOUR	—128—
SPOT GRADE	x128
SEWER MANHOLE	⊙
SEWER LINE	—



STEVEN R. CHOUINARD
CIVIL ENGINEER
No. 34894
REGISTERED PROFESSIONAL ENGINEER

SKC 4/1/17

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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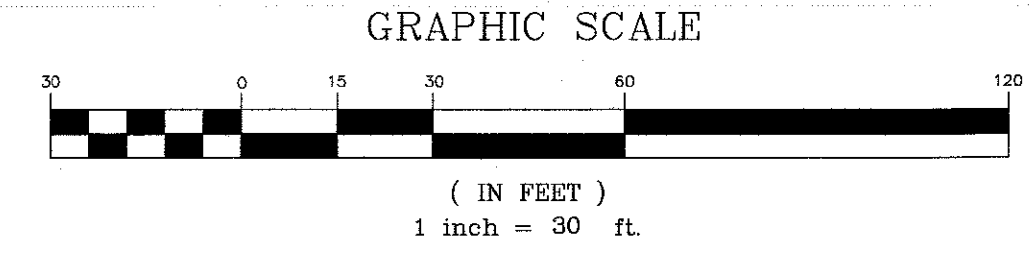
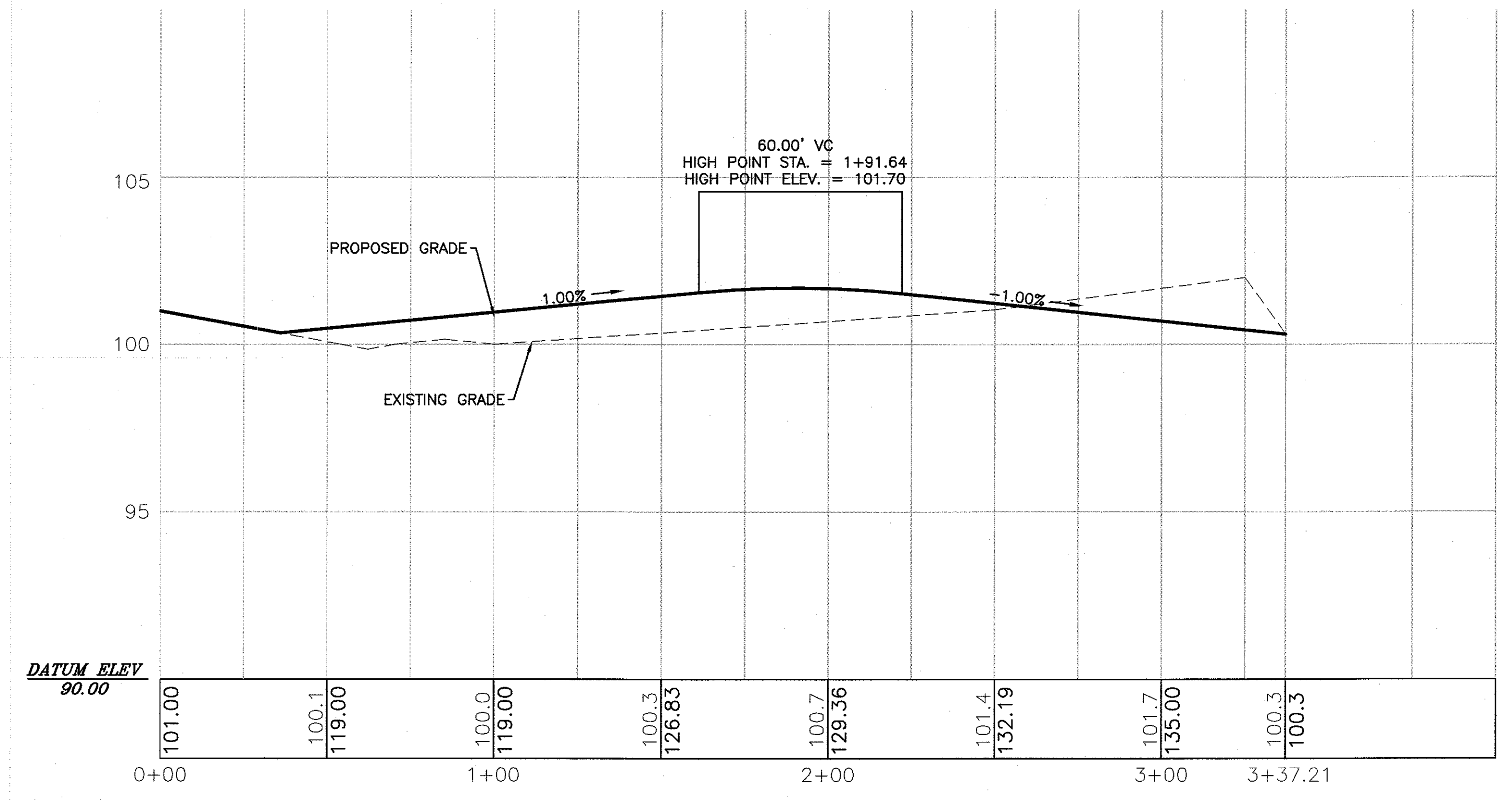
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PRELIMINARY SUBDIVISION UTILITIES & PROFILE PLAN	3 of 3



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