

APR 13 2017

To the Planning Board:

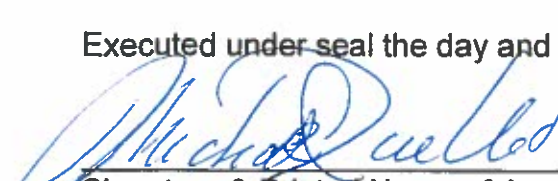
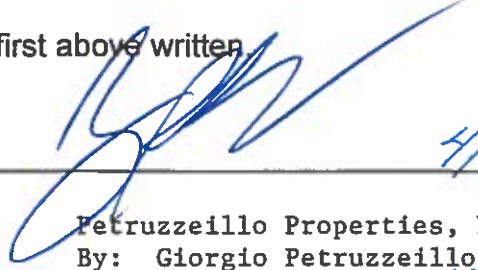
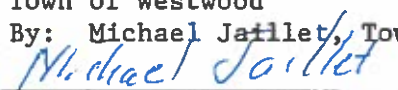




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The undersigned herewith submits the accompanying Preliminary Plan of ~~2010~~ property located in the Town of Westwood for approval as a Preliminary Subdivision Plan pursuant to the requirements of the Subdivision Control Law and the Planning Board's Rules and Regulations Governing the Subdivision of Land in the Town of Westwood.

TOWN CLERK
TOWN OF WESTWOOD

1. Name of Proposed Subdivision: Alexandra Way
2. Name, Email & Address of Applicant: PetruzzIELLO Properties LLC, 21 Eastbrook Road, 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, 580 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: Alexandra 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; Residential
9. Approximate Acreage in Subdivision: 74,201±sf (1.70±acres)
10. Total Number of Lots: 4
11. Total Length of Roadways: 343.88 feet
12. Assessor's Map and Parcel Number: See Attachment

Executed under seal the day and year first above written.

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

ATTACHMENT

APPLICATION FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAN

ALEXANDRA WAY, WESTWOOD, MA

7. Owner's Title Reference:

Petruzziello Properties, LLC

291-295 Washington Street	Date: 12-23-2014	Norfolk Registry of Deeds Book 32795, Page 230
9 School Street	Date: 08-25-2015	Norfolk Registry of Deeds Book 33427, Page 352

Town of Westwood

277-283 Washington Street	Date: 12-19-1995	Norfolk Registry of Deeds Book 11159, Page 660
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12. Assessor's Map and Parcel Number:

Petruzziello Properties, LLC

291-295 Washington Street	Map: 23	Parcel Number: 162
9 School Street	Map: 23	Parcel Number: 161

Town of Westwood

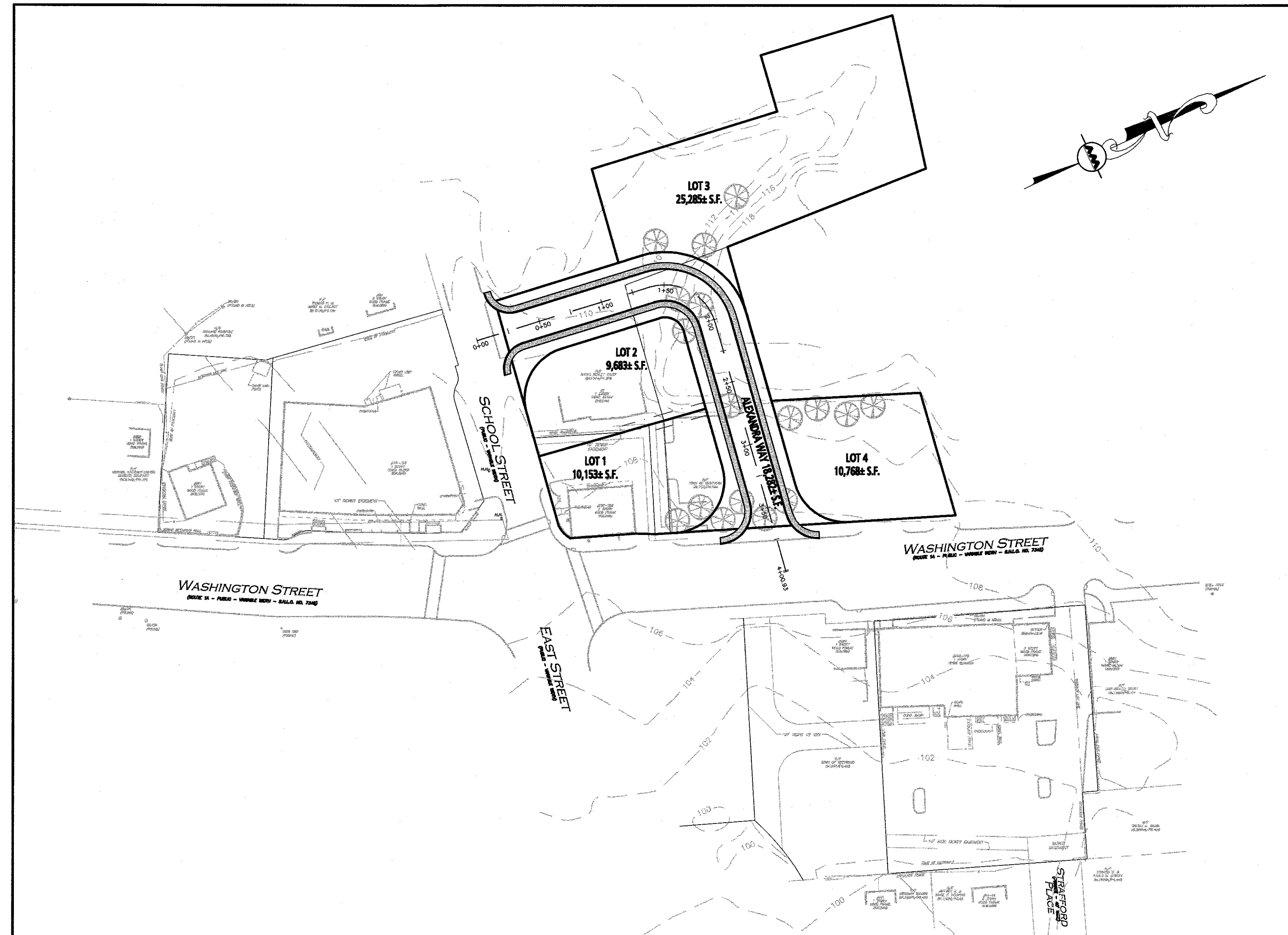
277-283 Washington Street	Map: 23	Parcel Number: 163
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ALEXANDRA WAY PRELIMINARY SUBDIVISION PLAN WESTWOOD, MA

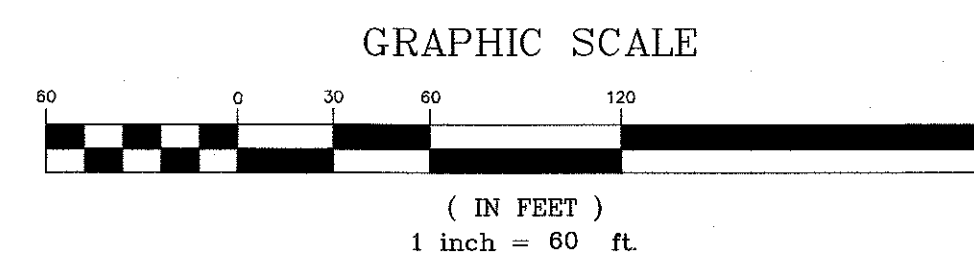
OWNER/APPLICANT:
PETRUZZIELLO PROPERTIES, LLC.
 21 EASTBROOK ROAD
 DEDHAM, MA 02026
 &
THE TOWN OF WESTWOOD
 580 HIGH STREET
 WESTWOOD, MA 02090

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

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



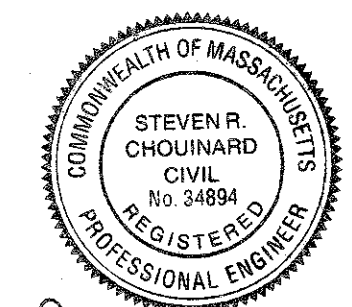
LIST OF DRAWINGS			
DRAWING TITLE	SHEET NO.	ISSUED	REVISED
LOCUS MAP PLAN	1 of 3	-	-
PRELIMINARY SUBDIVISION LAYOUT PLAN	2 of 3	-	-
PRELIMINARY SUBDIVISION UTILITIES & PROFILE PLAN	3 of 3	-	-



PREPARED BY:

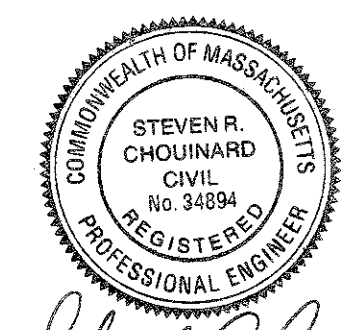
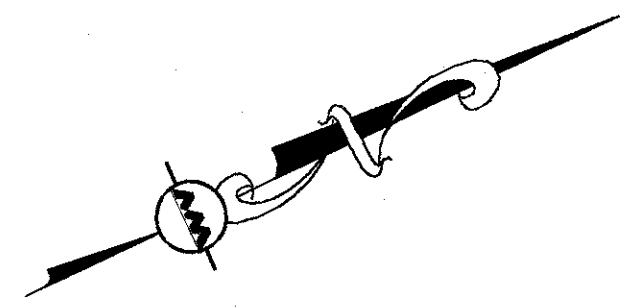
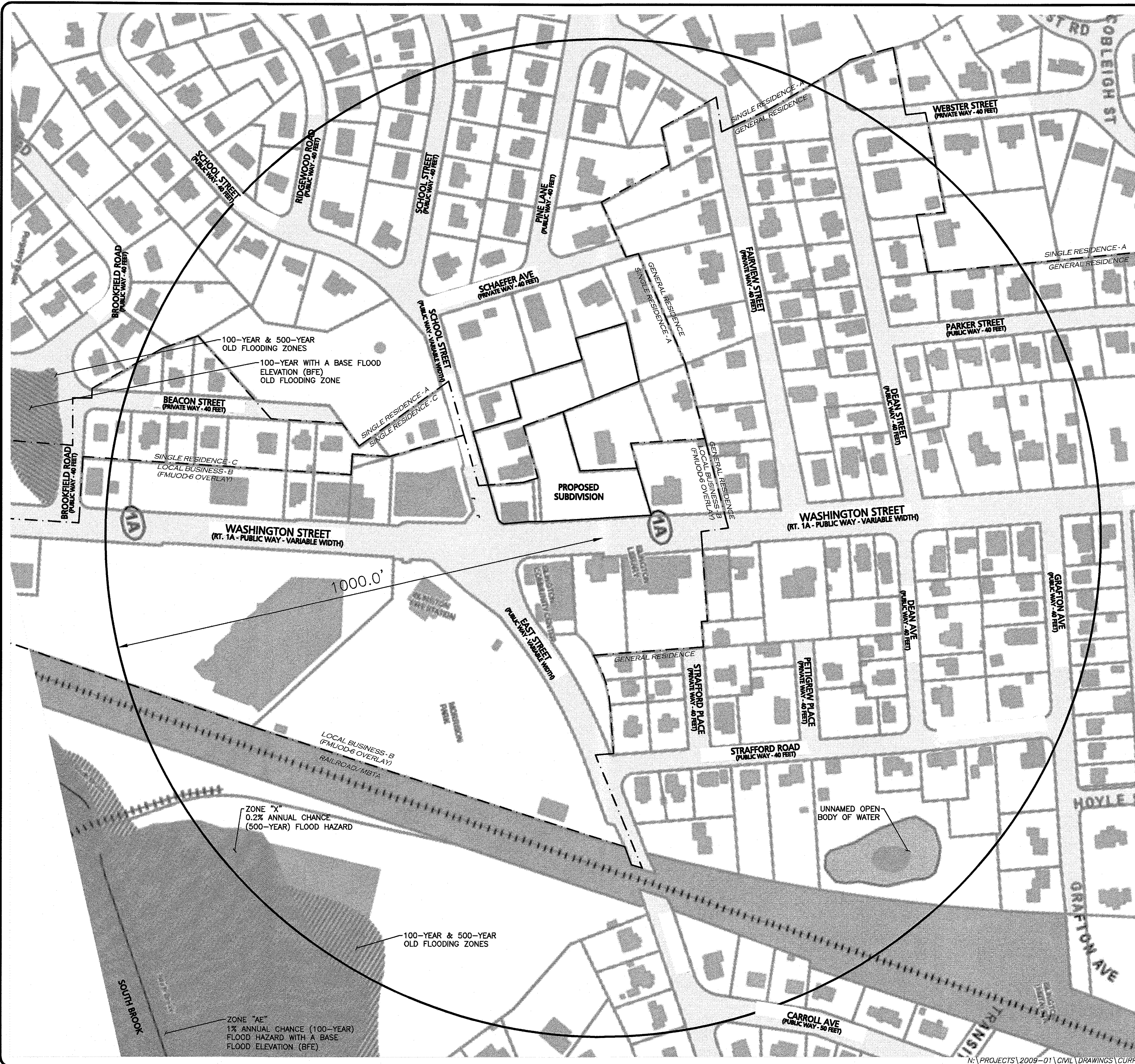
ALLEN & MAJOR ASSOCIATES, INC.
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 www.allenmajor.com
 100 COMMERCE WAY
 WOBURN MA 01801-8501
 TEL: (781) 935-6889
 FAX: (781) 935-2896

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

APRIL 11, 2017



Steven R. Chouinard
 PROFESSIONAL ENGINEER FOR
 ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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

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

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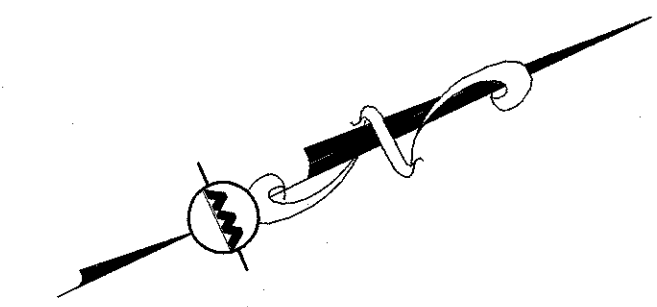
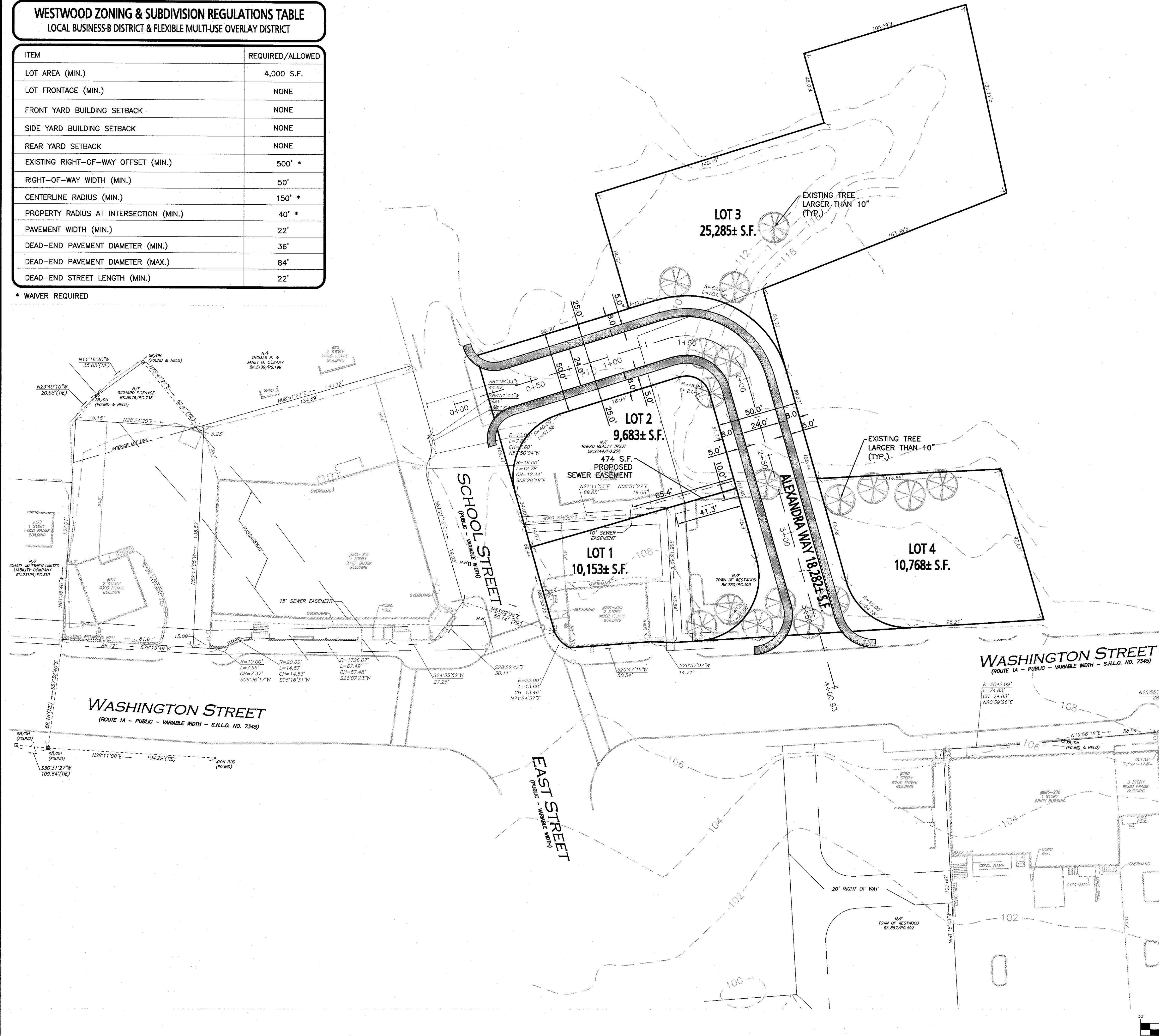
DRAWING TITLE:	SHEET No.
LOCUS MAP PLAN	1 of 3

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

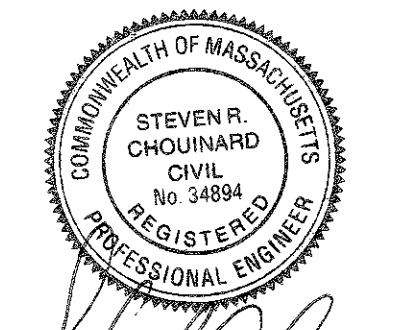
ITEM	REQUIRED/ALLOWED
LOT AREA (MIN.)	4,000 S.F.
LOT FRONTAGE (MIN.)	NONE
FRONT YARD BUILDING SETBACK	NONE
SIDE YARD BUILDING SETBACK	NONE
REAR YARD SETBACK	NONE
EXISTING RIGHT-OF-WAY OFFSET (MIN.)	500' *
RIGHT-OF-WAY WIDTH (MIN.)	50'
CENTERLINE RADIUS (MIN.)	150' *
PROPERTY RADIUS AT INTERSECTION (MIN.)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

* WAIVER REQUIRED



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. CHOUINARD
CIVIL
NO. 34894
REGISTERED
PROFESSIONAL ENGINEER
4/11/17
PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

REV	DATE	DESCRIPTION

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

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

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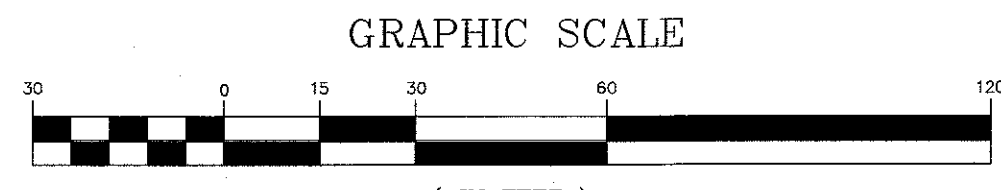
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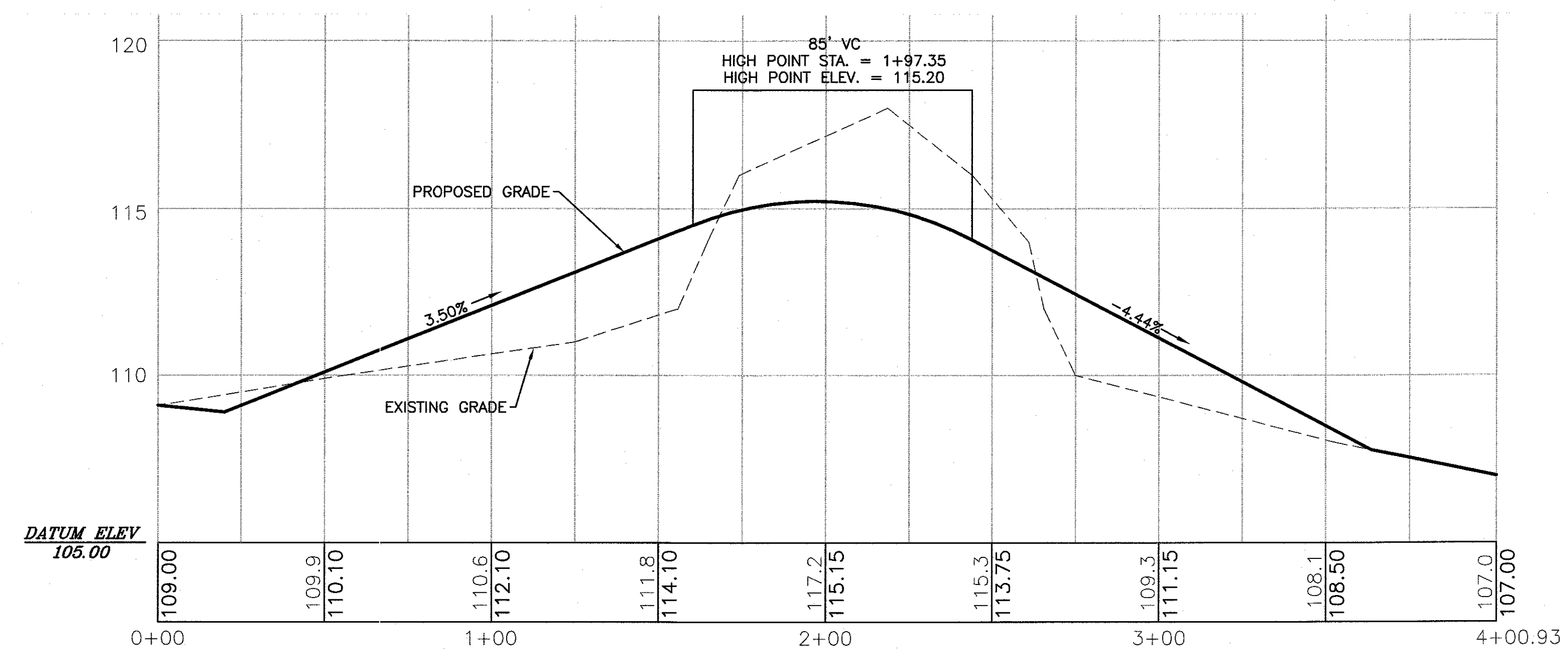
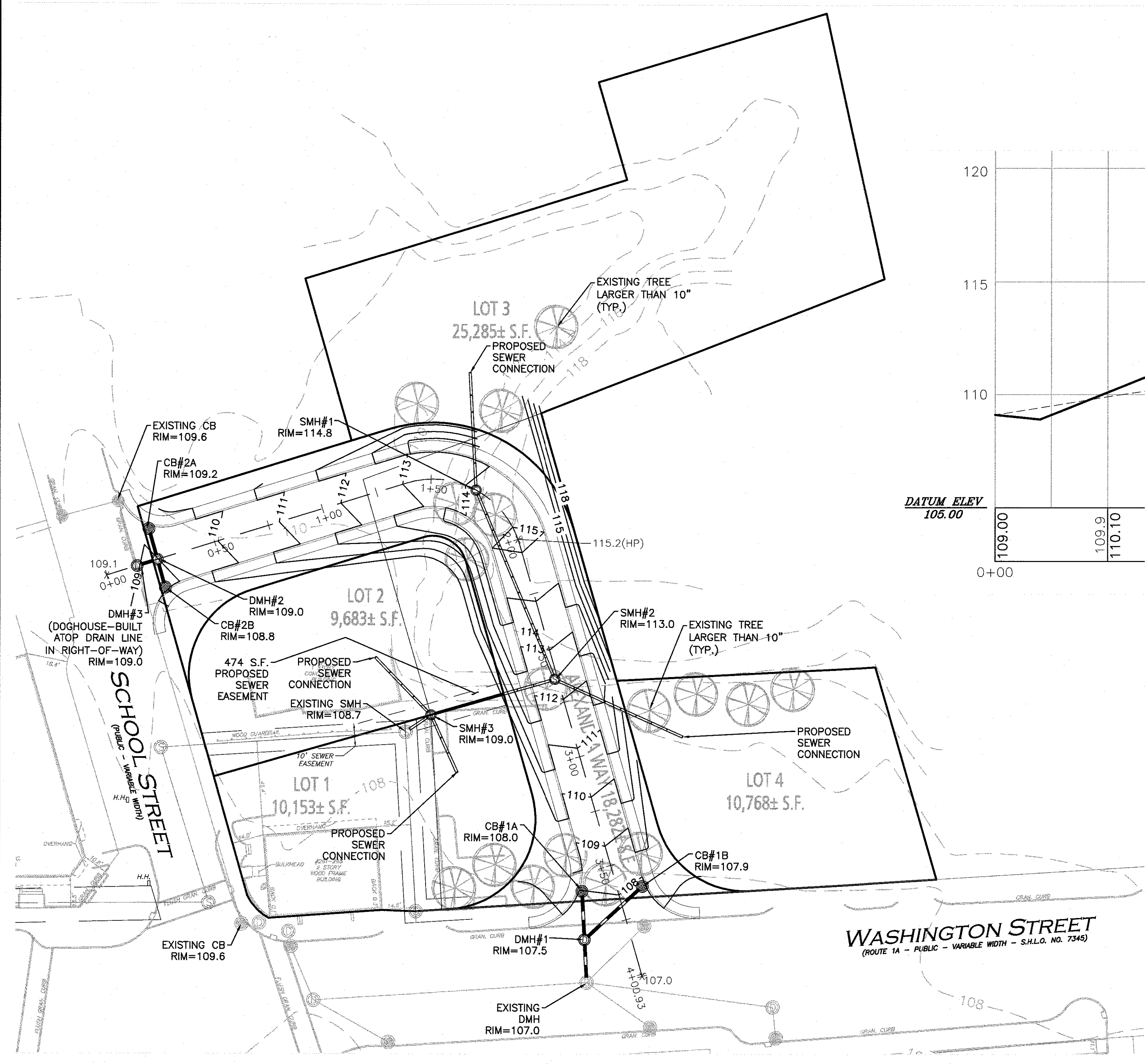
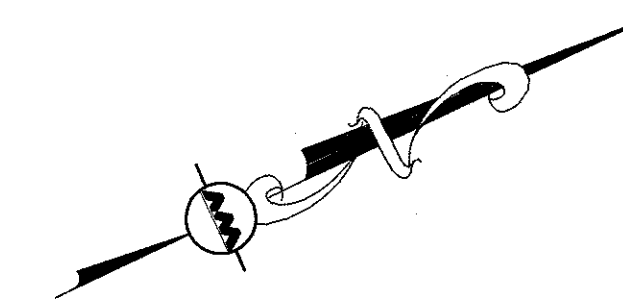
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DRAWING TITLE:	SHEET No.
PRELIMINARY SUBDIVISION LAYOUT PLAN	2 of 3

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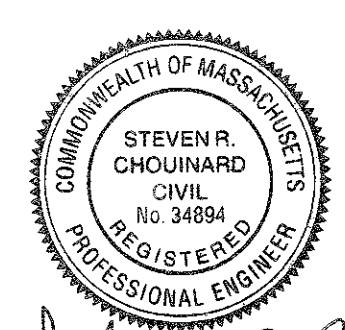
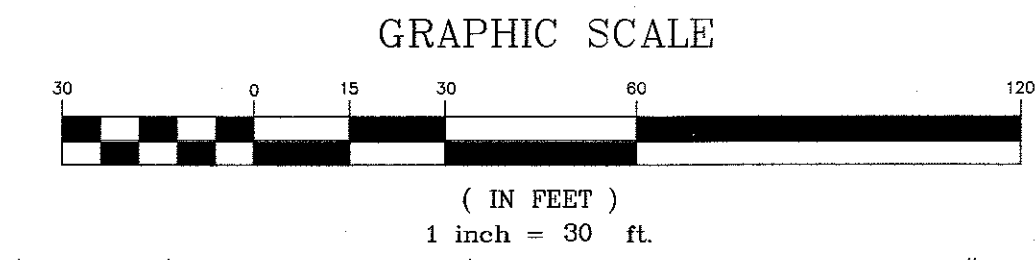


LEGEND:

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

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**BEFORE YOU DIG
 CALL 811 OR
 1-888-DIG-SAFE
 1-888-344-7233**



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PRELIMINARY SUBDIVISION UTILITIES & PROFILE PLAN	3 of 3