

# Norwood Engineering

May 31, 2017

Planning Board  
50 Carby Street  
Westwood, MA 02090

Subject: Preliminary Plan - Westwood Estates II  
Canton Street Realty Trust

Dear Board Members,

Enclosed are the application materials submitted for the review of a Preliminary Plan entitled "Westwood Estates II". The materials are submitted on behalf of the applicant, David Spiegel, Trustee, Canton Street Realty Trust. Canton Street Realty Trust and Todd Scott and Sandra Jabaily are the owners of the properties included in the subdivision.

Enclosed please find the following:

- One (1) original executed application form
- Three (3) full size copies and eight (8) reduced size copies of the Preliminary Plan dated April 12, 2017.
- A PDF of the complete submission has been sent via email to the Town Planner
- A check in the amount of \$1128 for the required filing fee calculated as follows:
  - \$500 base fee
  - \$428 (428-foot road length @ \$1.00/foot) and
  - \$200 (\$50 for each of the four (4) lots)

Proposed is the subdivision of the Scott/Jabaily property into 2 new building lots. The remaining land of the Scott/Jabaily property on which an existing dwelling is located will have the required frontage on Everett Street. The Scott/Jabaily land lies in the Single Residential B district. A 400' ± long cul-de-sac is proposed to provide frontage and access for these 2 new lots. The new roadway is proposed to be accessed off the recently approved extension of Hedgerow Lane as part of the Westwood Estates subdivision. Four of the lots created by the Westwood Estates subdivision will be reconfigured as part of the proposed subdivision. Three of these approved lots will now be accessed via the proposed subdivision road. All the Westwood Estates I lots are located in the Single Residence C district.

Although no waivers of the subdivision regulations are anticipated, we request that the Board consider this subdivision road to be a “lane” and allow a reduction of the roadway layout and pavement width consistent with the Board’s “Policy for a Lane Subdivision” adopted on April 25, 2016. The preliminary plan as submitted meets the required policy findings as follows:

- *The applicant can clearly document that there are physical or environmental constraints that prohibit the reasonable construction of a through street.*

The parcel being subdivided has frontage on Everett Street. However, the existing dwelling located on the balance of the lot to be subdivided is to remain and prevents the road from becoming a through street without its demolition. Furthermore, it is our opinion that creating an additional street which would enter onto Everett Street is not prudent.

- *The applicant can document that the subject parcel of land can be subdivided under the current Westwood Zoning Bylaws and subdivision regulations.*

The preliminary subdivision plan has been submitted as a “proof plan” to document that the land can be subdivided without any waivers and in compliance with the requirements of the zoning bylaws.

- *Lane subdivisions shall not exceed 5 new lots.*

The lane will provide access to at least 3 lots. Although, 2 additional lots in Westwood Estates I which have frontage and access off Hedgerow Lane (corner lots) may be accessed off the lane to reduce the number of driveways and enhance the original subdivision. In either case, the maximum number of lots will not exceed 5.

- *The modified design shall not exceed the number of lots that the parcel could develop without any waivers or variances from the zoning bylaws and subdivision regulations.*

*The preliminary “proof” plan shows the same number of lots that would be proposed in the lane configuration. The difference being larger lots and less impervious area.*

- *This policy only applies to residential subdivisions.*

The proposed subdivision is residential.

Two (2) copies have been filed this day with the Board of Health, the Sewer Commission, the Fire Department, the Police Department and the Dedham-Westwood Water District for their review. Notice of the submission has also been made to the Town Clerk.

Please contact me if additional information is required.

Sincerely,

NORWOOD ENGINEERING COMPANY, INC.



David A. Johnson, AICP  
Senior Project Manager

CC: David Spiegel  
Todd Scott and Sandra Jabaily  
Town Clerk

Department of Community and Economic Development

PLANNING DIVISION

50 Carby Street, Westwood, MA 02090

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

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

CHECKLIST FOR APPLICANTS

**Application Filing Fee:** Check payable to the *Town of Westwood* submitted to the Planning Office. See the Board's Subdivision Rules and Regulations for the current fees.

**Detailed Calculation of Fees** to the Planning Office at 50 Carby Street

**11 Copies of the complete submittal package and one electronic PDF of the following (See Section 3.2.4 of the Subdivision Rules and Regulations:**

- Application Form (original signature form to Planning Office)
- Plans: (8 sets of reduced plans - 11" x 17" and 3 full size plans - 24" x 36")
- Narrative Request for any/all waivers

**The Applicant is responsible for filing with the Town Clerk, Board of Health, Sewer Commission, Fire Chief, and Dedham-Westwood Water District.**

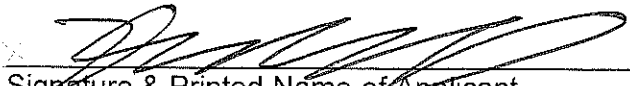
Upon the submission of a completed application, Planning staff will obtain the certified abutters list and will distribute the public meeting notice to the newspaper, Parties of Interest and Town Clerk. The Planning Board's meeting schedule and corresponding filing deadlines are available on the Planning Board webpage. Applicants of Projects that may require peer review are encouraged to apply early.

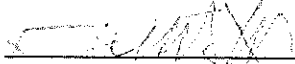
To the Planning Board:

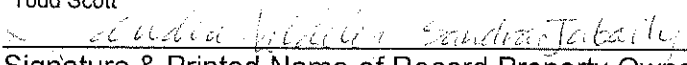
The undersigned herewith submits the accompanying Preliminary Plan of property located in the Town of Westwood for approval as a Preliminary Subdivision Plan pursuant to the requirements of the Subdivision Control Law and the Planning Board's Rules and Regulations Governing the Subdivision of Land in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

1. Name of Proposed Subdivision: Westwood Estates II
2. Name, Email & Address of Applicant: Canton Street Realty Trust, David Spiegel, Trustee  
P.O. Box 890 Norwood, MA 02062  
dspiegel@gallerygroup.com
3. Name(s) and Address(es) of Record Owner(s): Todd Scott and Sandra Jabaily  
563 Everett Street  
Westwood, MA 02090
4. Name and Address of Engineer or Surveyor: Norwood Engineering  
1410 Route One  
Norwood, MA 02062
5. Title of Plan: Westwood Estates II Preliminary Plan
6. Date of Plan: March 20, 2017
7. Owner's Title Reference: Deed of LEONARD AND LAURA PALE  
dated FEB 24 1988 recorded at the Norfolk County Registry of Deeds in Book 6123,  
Page 2, 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: Single Residence B (SRB) and Single Residence C(SRC)
9. Approximate Acreage in Subdivision: 4 +/- including the existing lots
10. Total Number of Lots: 2 new lots, 4 existing lots in Westwood Estates and 1 existing lot on Everett St. to be reconfigured.
11. Total Length of Roadways: 400' +/-
12. Assessor's Map and Parcel Number: Map 32 Lot 013 and Lots 2,3,4 and 5 as shown on the  
Definitive Plan of Westwood Estates

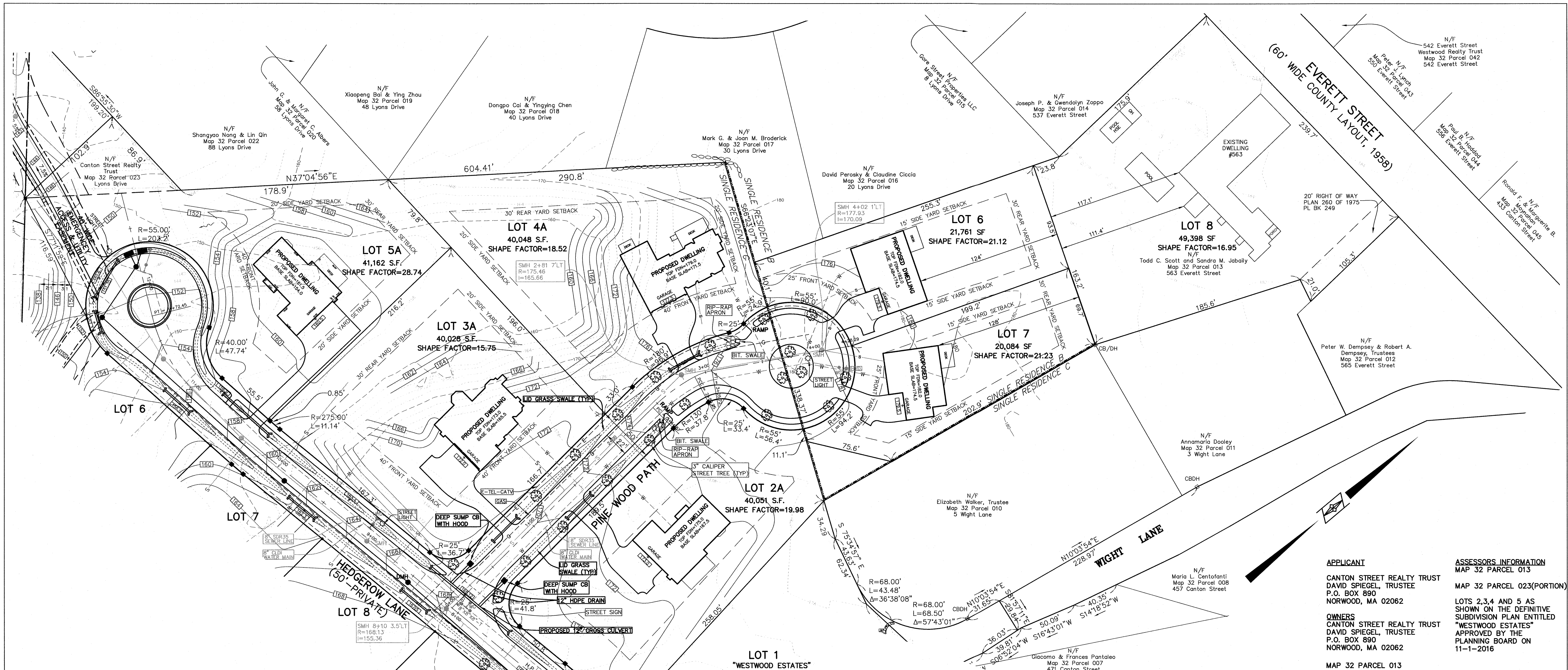
Executed under seal the day and year first above written.

  
Signature & Printed Name of Applicant 5/25/17  
Date  
David Spiegel

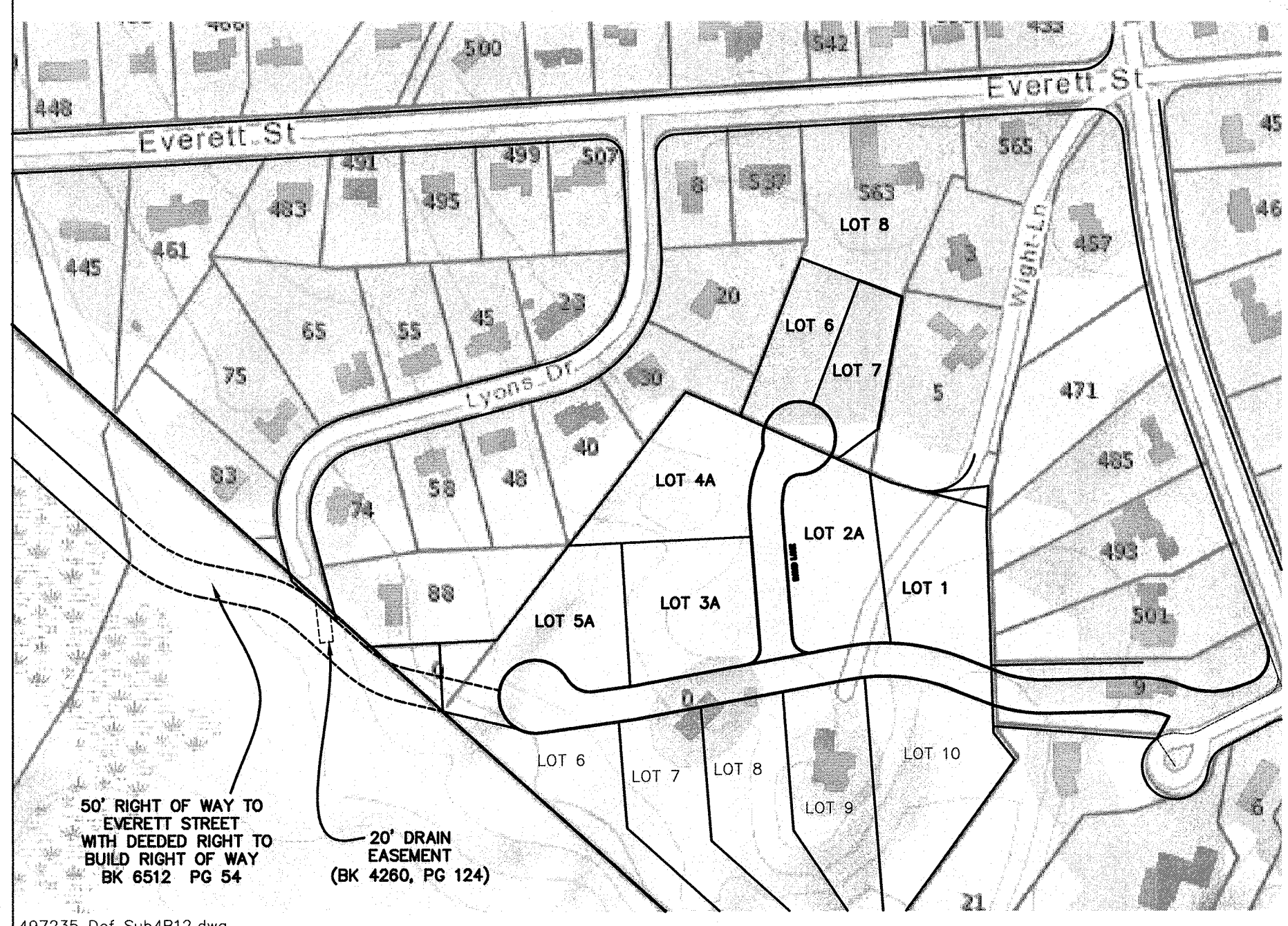
 Todd Scott 5-25-17  
Signature & Printed Name of Record Property Owner Date  
(if other than Applicant)  
Todd Scott

 Sandra Jabaily 5-25-17  
Signature & Printed Name of Record Property Owner Date  
(if other than Applicant)  
Sandra Jabaily





**Locus Map**  
Scale: 1" = 200'



**APPLICANT**  
CANTON STREET REALTY TRUST  
DAVID SPIEGEL, TRUSTEE  
P.O. BOX 890  
NORWOOD, MA 02062

**OWNERS**  
CANTON STREET REALTY TRUST  
DAVID SPIEGEL, TRUSTEE  
P.O. BOX 890  
NORWOOD, MA 02062

**MAP 32 PARCEL 013**  
TODD C. SCOTT &  
SANDRA M. JABAILY  
563 EVERETT STREET  
WESTWOOD, MA 02090

**ASSESSORS INFORMATION**  
MAP 32 PARCEL 013  
MAP 32 PARCEL 023(PORION)  
LOTS 2,3,4 AND 5 AS SHOWN ON THE DEFINITIVE SUBDIVISION PLAN ENTITLED "WESTWOOD ESTATES II" APPROVED BY THE PLANNING BOARD ON 11-1-2016

**ZONING CLASSIFICATION**  
SINGLE RESIDENCE B (SRB)  
SINGLE RESIDENCE C (SRC)

**"WESTWOOD ESTATES II"  
PRELIMINARY PLAN  
LOT LAYOUT  
WESTWOOD, MASSACHUSETTS**

SCALE: 1" = 40' APRIL 12, 2017

**Norwood Engineering**

Norwood Engineering Company, Inc.  
Consulting Engineers, Land Surveyors  
1410 ROUTE ONE, NORWOOD, MA 02062  
TEL. (781)762-0143 FAX (781)762-8595



**SINGLE RESIDENCE B ZONE SUMMARY**

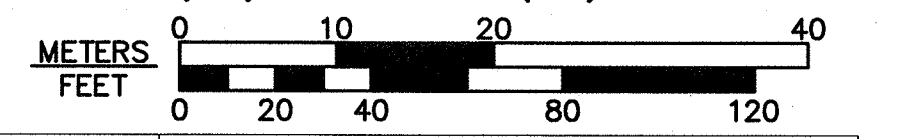
REQUIRED	REQUIRED
MIN. LOT AREA	20,000 S.F.
UPLAND AREA	15,000 S.F.
MIN. LOT FRONTAGE	90 FT.
IMPERVIOUS	50% MAX.
REQ. LOT WIDTH TO FRONT HOUSE	90 FT.
MIN. FRONT SETBACK	25 FT.
MIN. SIDYARD	15 FT.
MIN. REAR YARD	30 FT.
SHAPE FACTOR OF 50 OR LESS	SF = PERIMETER <sup>2</sup> / AREA

**SINGLE RESIDENCE C ZONE SUMMARY**

REQUIRED	REQUIRED
MIN. LOT AREA	40,000 S.F.
UPLAND AREA	30,000 S.F.
MIN. LOT FRONTAGE	125 FT.
IMPERVIOUS	50% MAX.
REQ. LOT WIDTH TO FRONT HOUSE	125 FT.
MIN. FRONT SETBACK	40 FT.
MIN. SIDYARD	20 FT.
MIN. REAR YARD	30 FT.
SHAPE FACTOR OF 50 OR LESS	SF = PERIMETER <sup>2</sup> / AREA

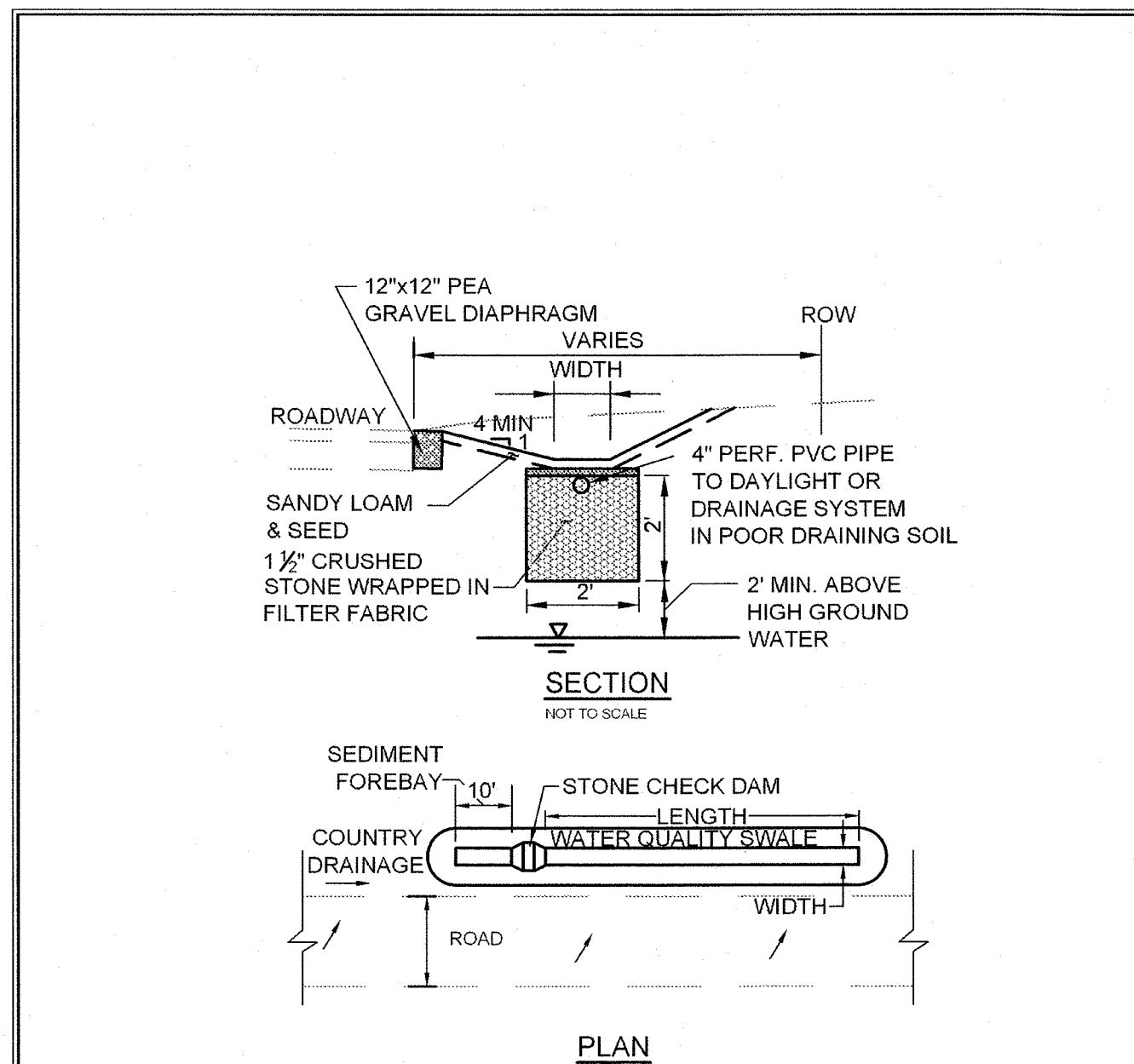
**SUBDIVISION STREET TYPE I MINOR STREET**

REQUIRED	REQUIRED
ROAD LAYOUT WIDTH	50 FT.
ROAD PAVEMENT WIDTH	22 FT.
CUL DE SAC LAYOUT DIAM.	100 FT. DIAM.
CUL DE SAC PAVE DIAM.	90 FT. DIAM.
INT CURB RADII	40 FT. (IN SUBD.)
MIN CURVE RADIUS	150 FT. (CENTERLINE)
MAX DEAD END LENGTH	500 FT.
MIN CENTERLINE GRADE	0.7 %
MAX CENTERLINE GRADE	8 %
MIN LEVELING AREA	50 FT.



DATE	REVISIONS





TOWN OF WESTWOOD  
CONSTRUCTION DETAILS  
COUNTRY DRAINAGE/WATER QUALITY SWALE

DATE OF ISSUE: March 2014  
DETAIL NUMBER: SD-10

## L C G S

**LUMINAIRE ACCESSORIES**  
(SPECIFY AS SUFFIX TO LUMINAIRE NO.)

**STANDARD:**  
SOLID TOP

**OPTION:**  
CLEAR ACRYLIC TOP (FOR UPLIGHT)

INTERNAL LOUVER

PRISMATIC GLASS REFRACTOR  
TYPE III  
TYPE V

HOUSE SIDE SHIELD  
90°, 135°, 180°

**STANDARD DIFFUSER:**  
CLEAR TEXTURED ACRYLIC

**REFLECTOR OPTIONS**

TYPE III (HORIZONTAL LAMP).....HR-III  
TYPE III (VERTICAL LAMP).....VR-III  
TYPE V-SQ (HORIZONTAL LAMP).....HR-V-SQ  
TYPE V-SQ (VERTICAL LAMP).....VR-V-SQ

PHOTO CELL - VOLTAGE  
(EXAMPLE: PC120V).....PC+V

SINGLE FUSE (120V, 277V).....SF

DOUBLE FUSE (208V, 240V, 480V).....DF

LT

IL

PG-III  
PG-V

HS90°  
HS135°  
HS180°

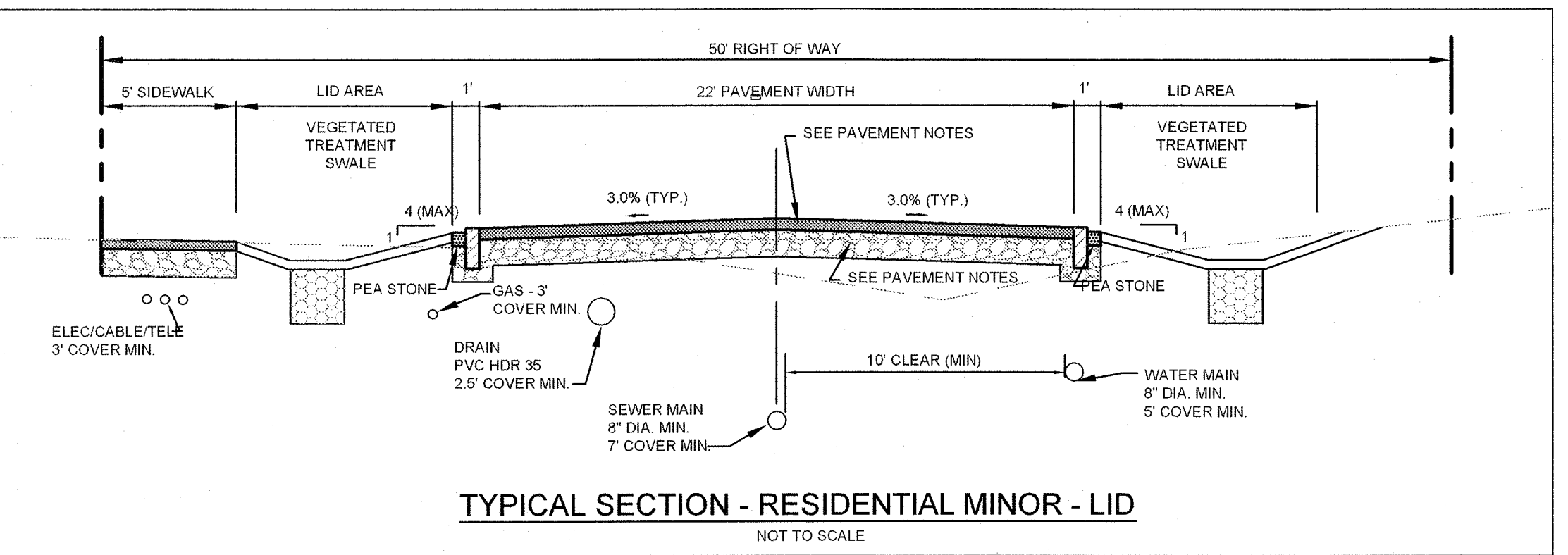
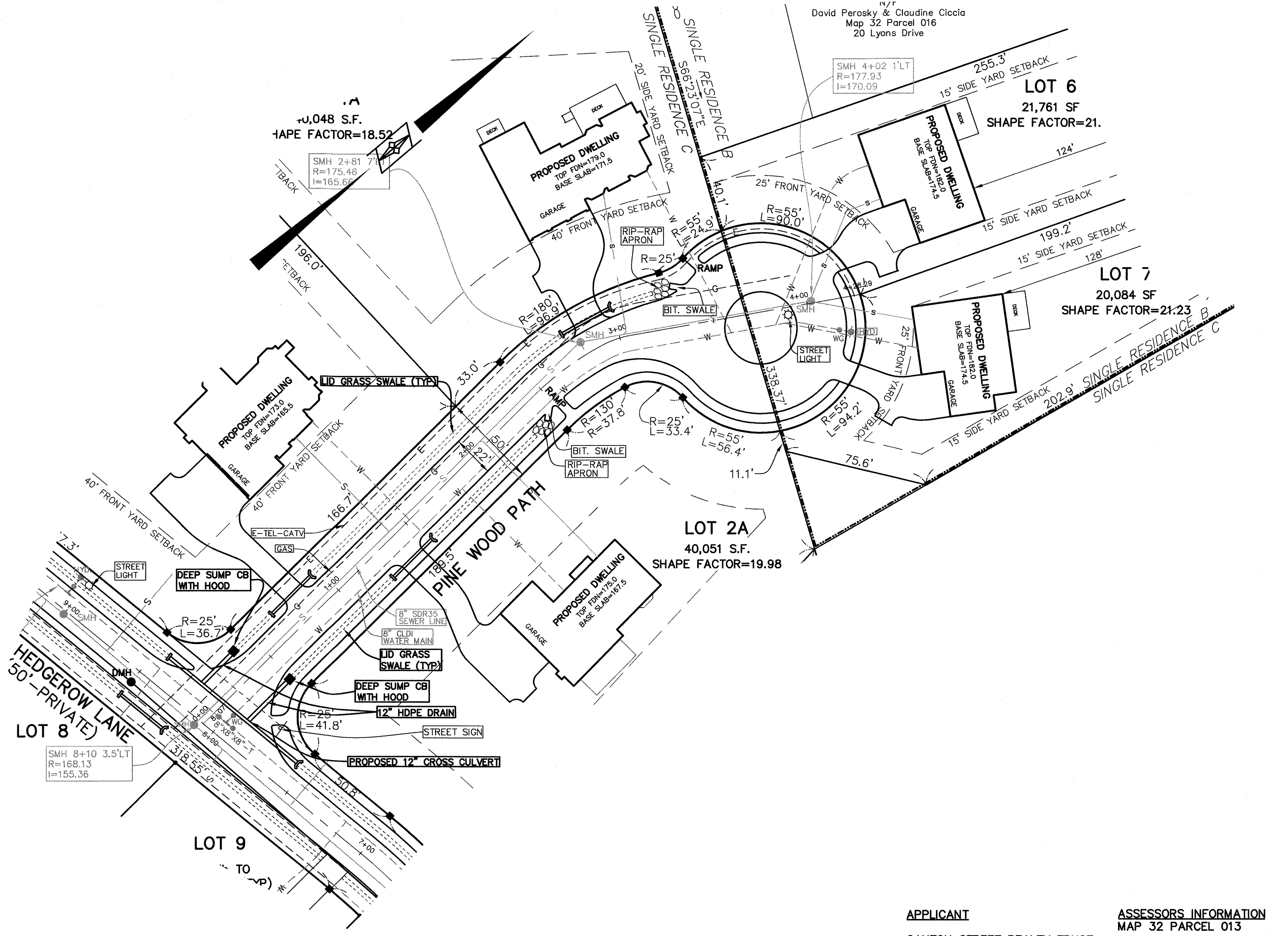
LA-XX

sun valley LIGHTING

BALLASTS ARE H.P.F./C.W.A. AUTOTRANSFORMER, -20° STARTING TEMPERATURE

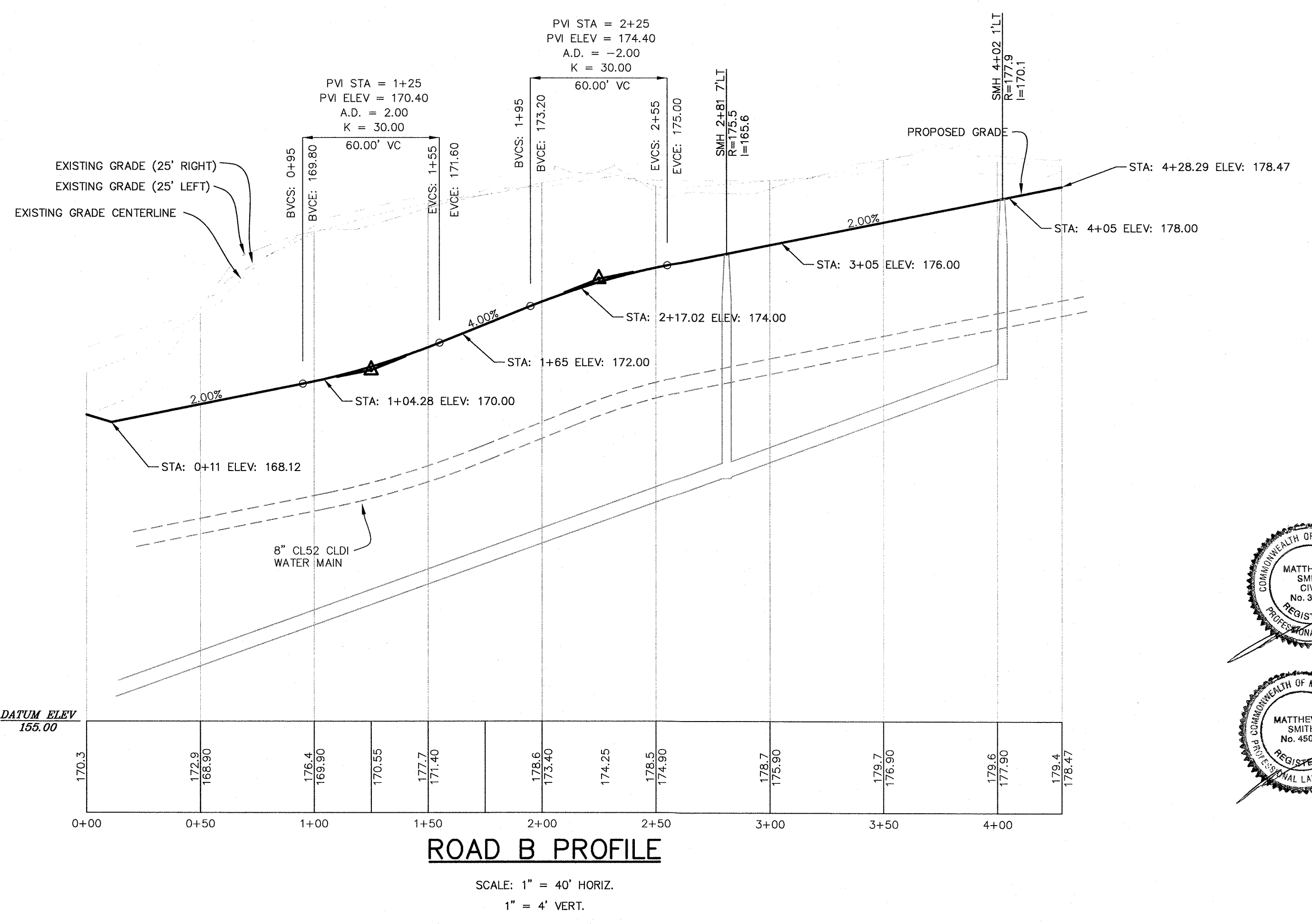
METAL HALIDE	HIGH PRESSURE SODIUM	MERCURY VAPOR	INC.	FOR FLUOR. LAMPS CONSULT FACTORY
50W	50W	50W	75W	100W
70W	70W	75W	100W	150W
100W	100W	100W	150W	175W

150PSMH



**TYPICAL SECTION - RESIDENTIAL MINOR - LID**  
NOT TO SCALE

NOTE: THE PROPOSED SIDEWALK HAS BEEN RELOCATED TO THE OPPOSITE SIDE OF THE LAYOUT. HOWEVER, ALL UTILITY LOCATIONS REMAIN AS SHOWN ON THIS TYPICAL SECTION.



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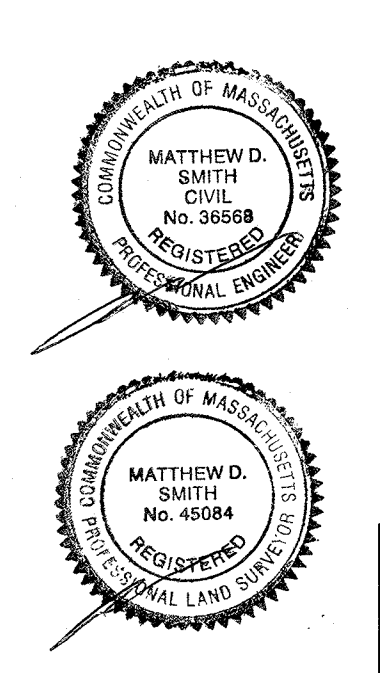
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**"PRELIMINARY PLAN"**  
**ROADWAY PLAN & PROFILE**  
**WESTWOOD, MASSACHUSETTS**

SCALE: 1" = 40'      APRIL 12, 2017



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METERS	FEET	REVISIONS
0	0	DATE
10	10	
20	20	
40	40	
80	80	
120	120	