



**WESTWOOD BOARD OF APPEALS
APPLICATION FOR HEARING**

1. Name of Applicant: BSB, LLC c/o Gilbane Development Co.
2. Applicant is (check one): Owner Tenant Abutter Purchaser Other BUILDER
3. Mailing address of Applicant: 7 JACKSON WALKWAY PROVIDENCE, RI 02903
4. Telephone - Home: ^{cell} 401-529-5465 Business: 401-456-5800
5. E-Mail Address of Applicant: dleite@gilbaneco.com
6. Address of Property subject to Hearing: 15 FOX MEADOW DRIVE
7. Owner of Property: CHRISTOPHER + SUZANNE BRILLER
8. Mailing Address of Property Owner: 21 STONEGATE DR. WESTWOOD MA 02090
9. Telephone - Home: ^{cell} _____ Business: _____
10. Deed recorded in: Norfolk County Registry of Deeds: Book # 35647 Page # 415
or Land Court Registry: Certificate # _____ Book # _____ Page # _____
11. Property MAP # 15 LOT # 037 DISTRICT _____
12. Has an appeal/application ever been filed with the ZBA on this property? (Y/N) No If yes, when _____
13. NATURE of Application (check one).
 Appeal in accordance with MA G.L.Ch. 40A, Sec. 8 as amended
 Special Permit in accordance with MA G.L.Ch.40A, Sec. 9 as amended
 Variance in accordance with MA G.L. Ch. 40A, Sec. 10 as amended

When applying for a Special Permit under Section 9.3 of the Westwood Zoning Bylaw, please make sure that you and/or your attorney refer to the specific bylaw regarding this section.

STATE the EXACT NATURE of this application including the applicable section number(s) of the Westwood Zoning Bylaw: SPECIAL PERMIT FOR A FOURTH GARAGE BAY, PER SECTION 4.3.3.2 OF THE WESTWOOD ZONING BYLAWS.

Plan on a minimum of three months to complete the process.

I hereby request a hearing before the Westwood Board of Appeals with reference to the subject property.

I am aware that the cost of legal advertising will be billed to me directly as the Applicant, by the newspaper at a later date. I am also aware of the provisions in the Zoning Bylaw with regard to Reimbursement for Consultants, and I agree to reimburse the Board of Appeals and the Town of Westwood for all costs incurred by the Town or its' Boards for all fees, expenses and costs in connection with the review and evaluation of the Application for Special Permit and/or Variance.

I have reviewed the Zoning Board of Appeals Instructions and Information and understand the time requirements.

Signed: Daniel M. Leitz
APPLICANT'S SIGNATURE (or Agent)

Date: 1-9-18

Signed: C. Spull
PROPERTY OWNER (if different from applicant)

Date: 1-9-18

SCHEDULE OF FILING FEES FOR THE BOARD OF APPEALS

Residential Properties - \$165.00 -

Business Properties - \$330.00

Comprehensive Permits - \$2530.00

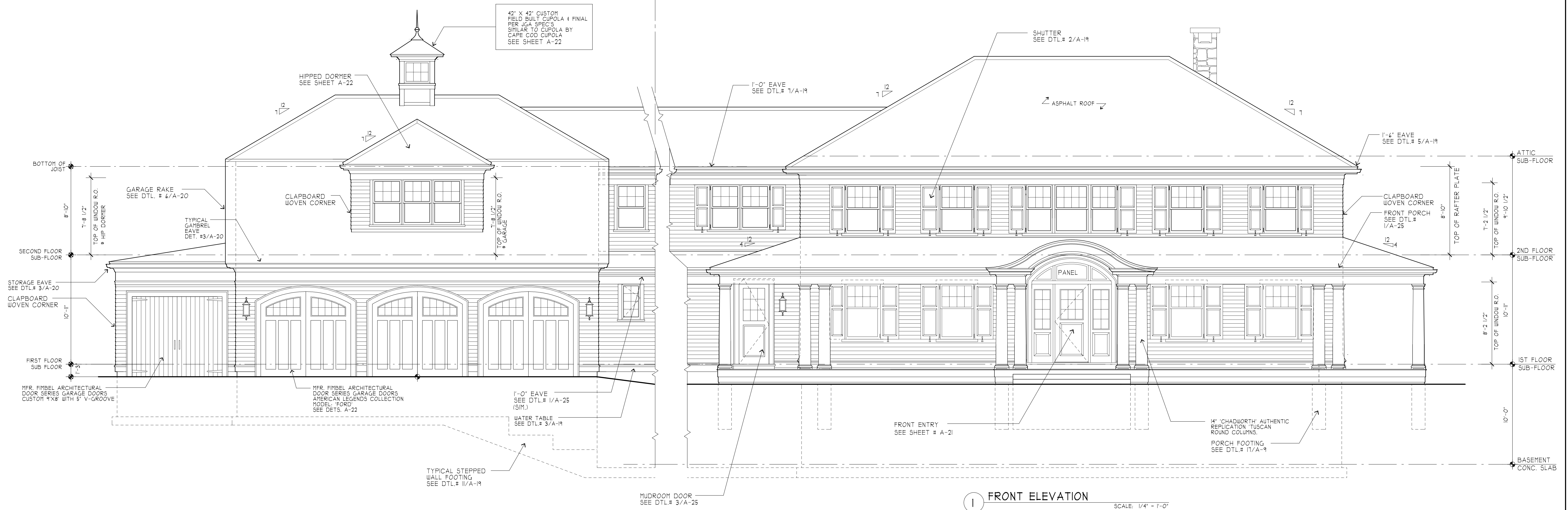
CHECKLIST:

- 6 copies of the Application
- 6 copies of the OPTIONAL Appendices (if completed)
- 6 copies of a Certified Plot Plan - size 11" x 17"
- 6 copies of the Building Plans (interior and/or exterior as applicable) - size 11" x 17"
- 6 copies of the Building Commissioner's denial of a building permit or equivalent

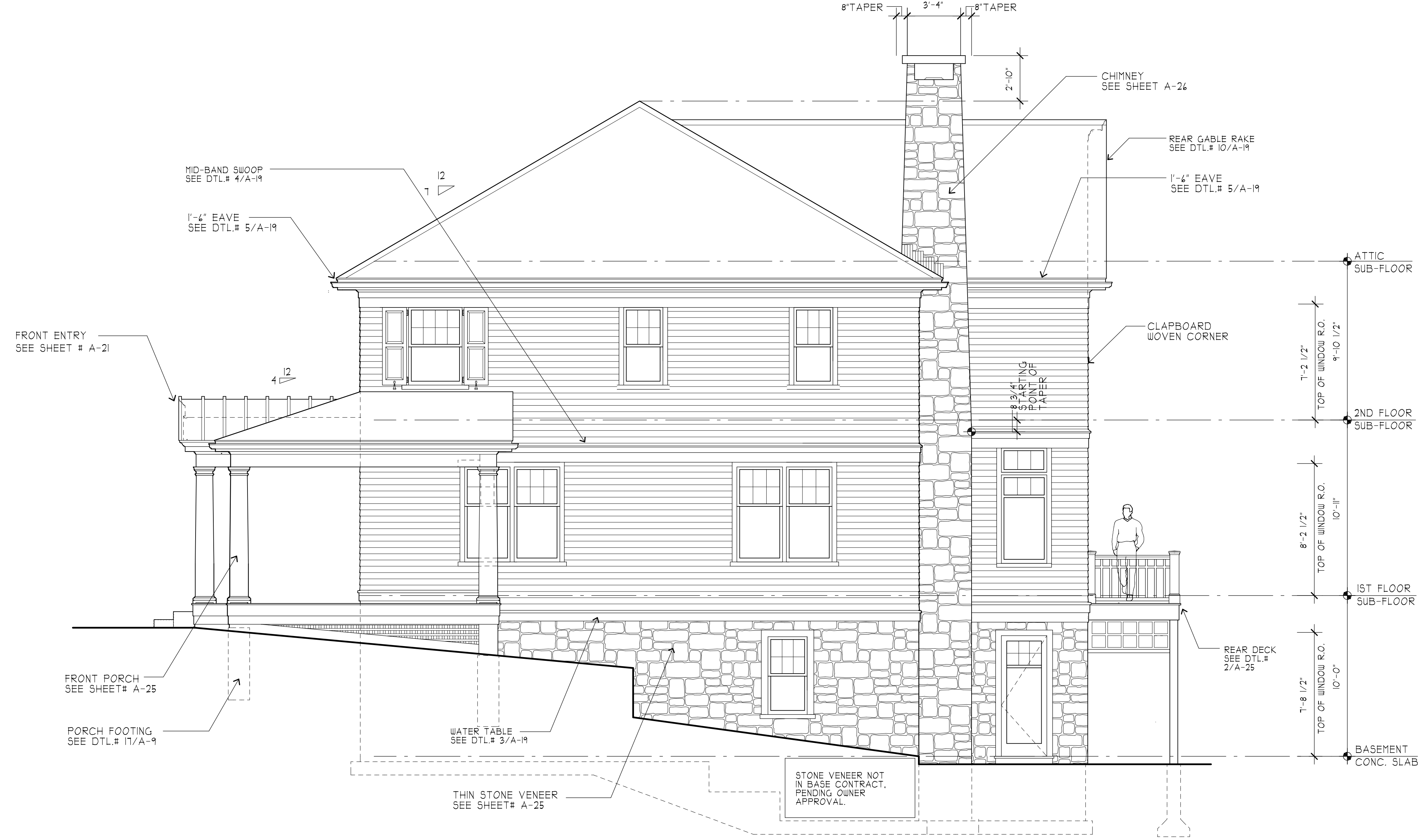
File the six (6) packets in the Town Clerk's office located at 580 High Street making sure to include a check for the filing fee in the correct amount.

Deliver one (1) electronic copy of the Application with attachments to the Office of the Board of Appeals at 50 Carby Street.

ELEVATION STRAIGHTENED
DRAWN FLAT



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



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

BUILDING PERMIT & CONSTRUCTION SET

Date: December 15, 2017

Ownership and use of documents:
Drawings and specifications as instruments of professional service and shall remain the property of the Architect. These documents are not to be used in whole or part for any other projects or purposes, or by any other parties, than those properly authorized by contract, without the specific written authorization of Jan Gleysteen Architects, Inc.

888
Worcester Street
Wellesley, MA 02482
T 781 431 0080
F 781 431 0082

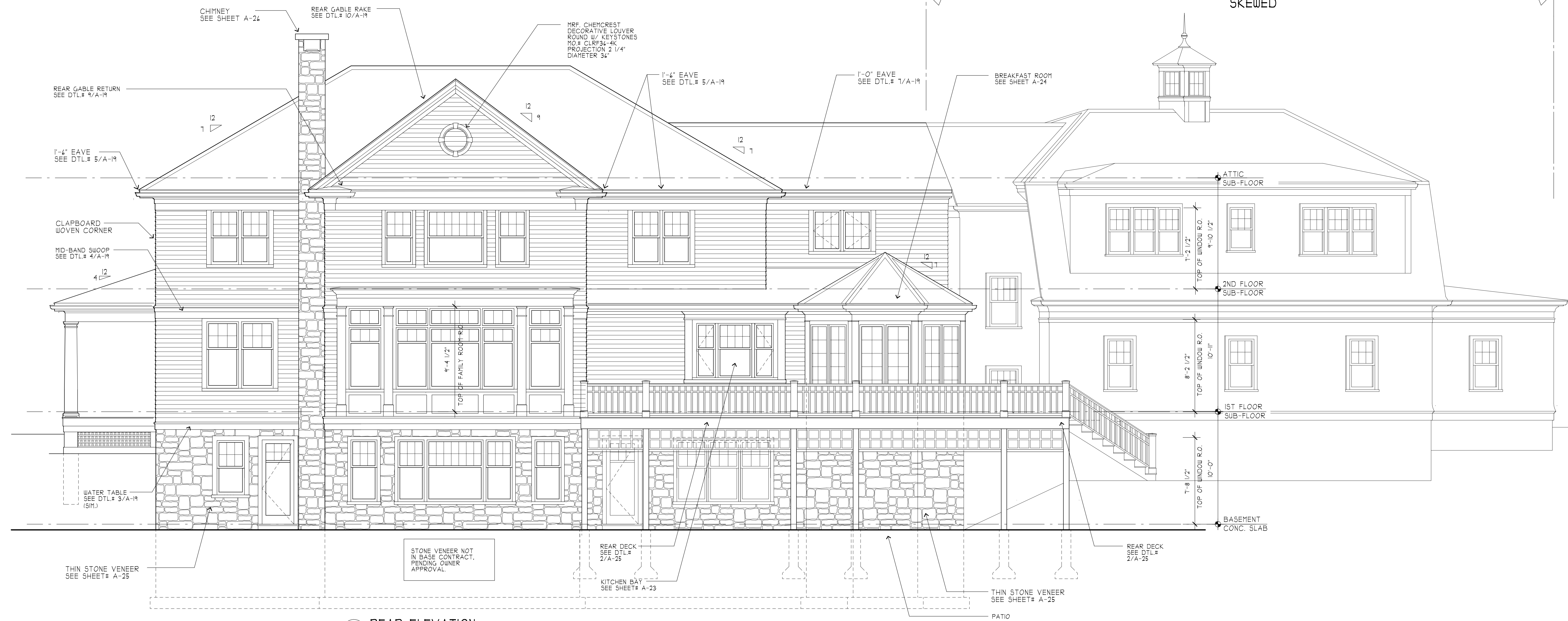


www.jangleysteeninc.com
15 FOX MEADOW DRIVE
WESTWOOD, MA 02090
Residence for Chris & Suzanne Briller
Gilbane Development Co.
7 Jackson Walkway
Providence, RI 02903

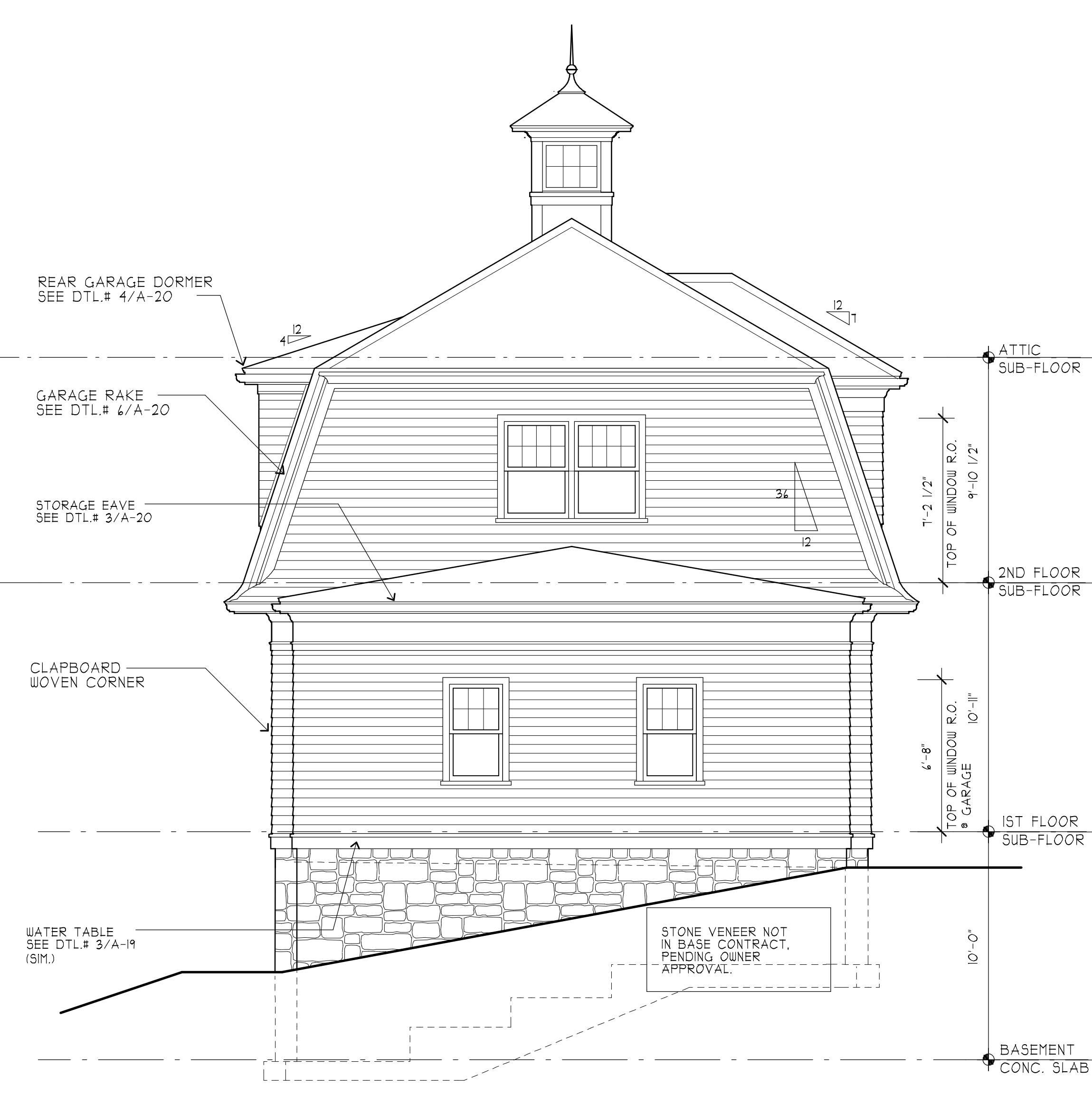
File No.: 15 FM-Elev-Sect
Scale: 1/4" = 1'-0"
Drawn By: CPR
Issue Date: 12/15/17
Revision:

Drawing Title:
EXTERIOR ELEVATIONS

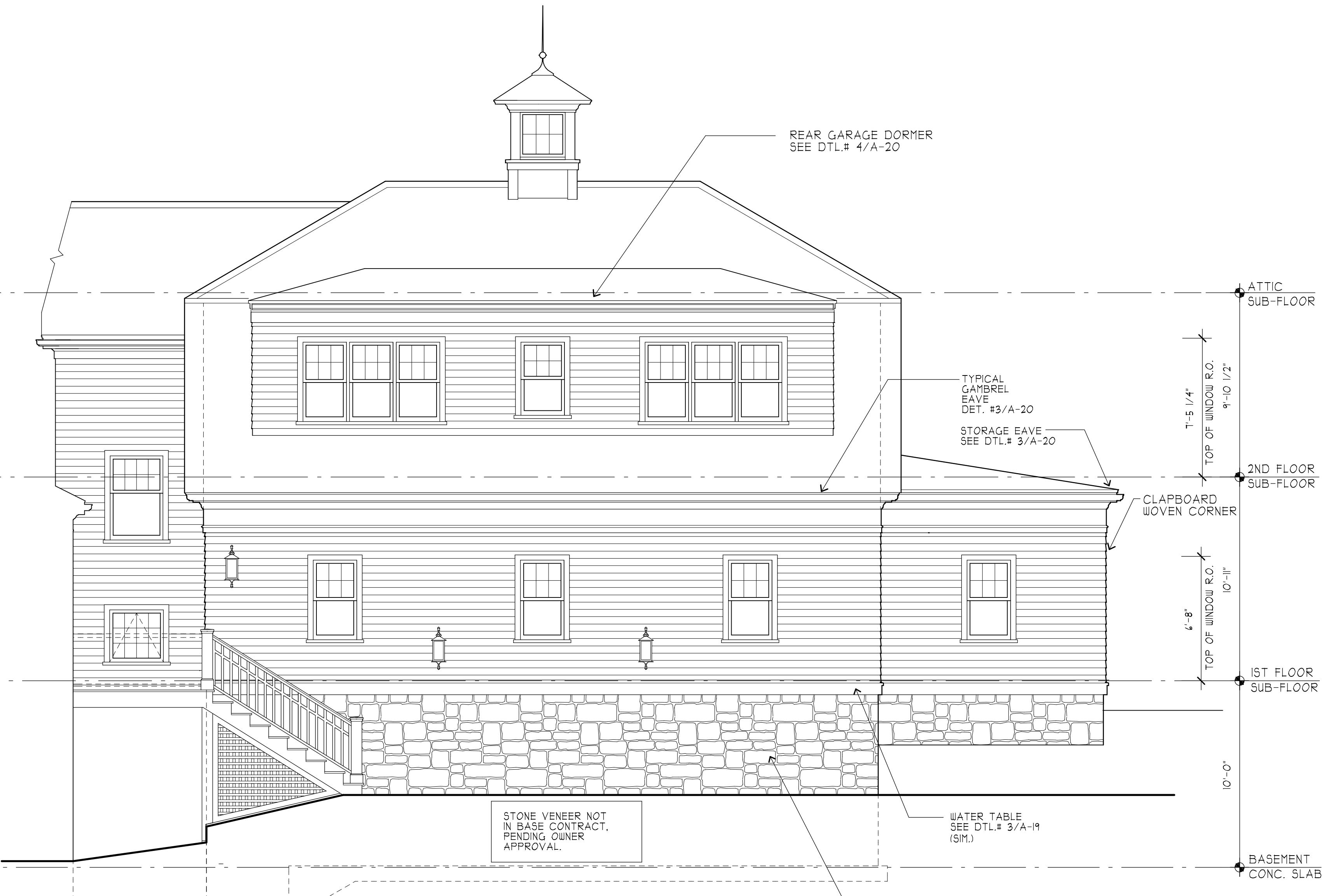
ELEVATION DRAWN
SKEWED



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



3 GARAGE SIDE ELEVATION SCALE: 1/4" = 1'-0"



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

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J.F. JR., O.M. & R.C. HUNNEWELL
TRUSTEES OF
SANDY VALLEY REALTY TRUST

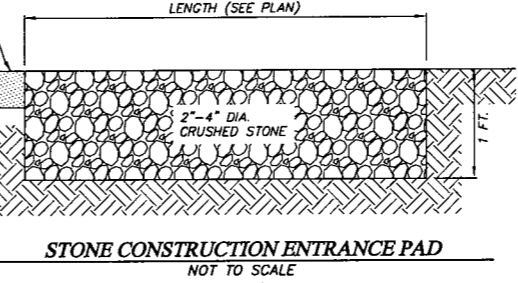
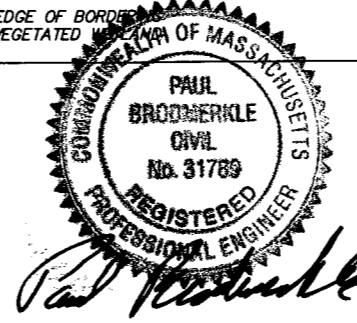
LOT 8

PROJECT BENCHMARK.
DRILL SET IN CONC. CURB
ELEV.=233.09

- PLAN NOTES:**
1. ROAD AND UTILITY AS-BUILT INFORMATION FROM AN ON THE GROUND FIELD SURVEY BY ARTHUR F. BORDEN & ASSOCIATES, INC. IN FEB. & MARCH 2008.
 2. ADDITIONAL TOPOGRAPHICAL AND DETAIL INFORMATION SHOWN ON THIS PLAN WAS THE RESULT OF AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY TOOMEY-MUNSON & ASSOCIATES, INC. AT VARIOUS TIMES FROM MAY, 2001 TO JULY, 2001. ELEVATIONS SHOWN REFER TO N.G.V.D. OF 1929 DATUM.
 3. UPDATED TOPOGRAPHICAL INFORMATION FROM AN ACTUAL ON THE GROUND FIELD SURVEY BY SITE DESIGN PROFESSIONALS, LLC IN MARCH, 2011.
 4. THE WETLAND DELINEATION SHOWN ON THIS PLAN WAS ESTABLISHED BY LEC ENVIRONMENTAL CONSULTANTS, INC. BASED ON FIELD OBSERVATIONS MADE ON JULY 2001 AND AS FURTHER REVISED ON APRIL 3, 2004. WETLAND BOUNDARY DELINEATIONS WERE FIELD LOCATED BY TOOMEY-MUNSON & ASSOCIATES, INC. THE WETLAND BOUNDARY WAS VERIFIED AND FLAGS RE-ESTABLISHED BY LEC ENVIRONMENTAL CONSULTANTS, INC. ON APRIL 22, 2010. THE WESTWOOD CONSERVATION AGENT ADDED FLAGS 1211 AND 1284 ON APRIL 26, 2010, BOTH OF WHICH WERE FIELD LOCATED BY SITE DESIGN PROFESSIONALS, LLC. THE WETLAND FLAGS WERE RE-ESTABLISHED BY SITE DESIGN PROFESSIONALS, LLC IN MARCH 2011.
 5. REFER TO THE PLAN TITLED "WRO SPECIAL PERMIT CAPTAIN'S CROSSING DEFINITIVE SUBDIVISION PLAN IN WESTWOOD, MA" DATED JULY 30, 2003, LAST REVISED JUNE 8, 2005, PREPARED BY TOOMEY-MUNSON & ASSOCIATES, INC. AND RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 554, PAGE 80.
 6. THE SUBDIVISION ROADWAY WAS CONSTRUCTED UNDER DEP FILE NO. 338-0345. REFER TO THE ROADWAY SUPERSEDING ORDER OF CONDITIONS (BOOK 23688 PAGE 390) AND THE TOWN OF WESTWOOD AMENDED ORDER OF CONDITIONS (BOOK 23688 PAGE 260).

PROPOSED TREE/SHRUB PLANTINGS:
HOUSE CONSTRUCTION: 18,300 S.F. OF PROPOSED DISTURBANCE IN BUFFER ZONE
① 1 PLANTING/450 S.F. DISTURBANCE = 37 PROPOSED PLANTINGS.

- (4) - 2 1/2" MIN. CALIPER RED OAK (RO) (OR EQUIVALENT) TO BE PLANTED 30 FT. O.C. ALONG THE SOUTHERLY PROPERTY LINE AS SHOWN.
- (7) - 2 1/2" MIN. CALIPER RED MAPLE (RM) (OR EQUIVALENT) TO BE PLANTED 30 FT. O.C. ALONG THE 35'-FOOT BUFFER ZONE AS SHOWN.
- (14) - 24" GRAY DOGWOOD SHRUBS (GD) (OR EQUIVALENT) TO BE PLANTED ALONG THE 35'-FOOT BUFFER ZONE AS SHOWN.
- (12) - 24" HILLSIDE BLUEBERRY SHRUBS (HB) (OR EQUIVALENT) TO BE PLANTED ALONG THE 35'-FOOT BUFFER ZONE AS SHOWN.



- GENERAL NOTES:**
1. THE PROPOSED BUILDING SHOWN CONFORMS TO THE ZONING BY-LAWS OF THE TOWN OF WESTWOOD.
 2. THIS SITE IS IN ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, TOWN OF WESTWOOD, MA COMMUNITY PANEL NO. 255225 0003 D REVISED JUNE 17, 2002.

- CONSTRUCTION NOTES:**
1. THE FRONT RIGHT ROOF DOWNSPOUTS SHALL BE CONNECTED (VA UNDERGROUND PVC ROOF DRAINS AT 1/8" MIN.) INTO ONE RAINWATER RECOVERY SYSTEM CONSISTING OF ONE (1) 1,000-GAL. CONCRETE (SEPTIC) TANK AND PUMP. THE SYSTEM SHALL OVERFLOW INTO ONE OLD CASTLE PRECAST 6" LEACHING PIT (MODEL LP6X3) SURROUNDED WITH 2'-FEET OF STONE. THE REMAINING DOWNSPOUTS SHALL BE CONNECTED INTO THREE (3) ADDITIONAL LEACHING PITS AS SHOWN ON THE PLAN. WHEN THE ELEVATION OF THE TOP OF THE LEACHING PIT IS HIGHER THAN THE CELLAR FLOOR ELEVATION, THE PIT SHALL BE OFFSET A MINIMUM OF 20'-FEET FROM THE FOUNDATION. LEACHING PITS SHALL BE OFFSET A MINIMUM OF 10'-FEET FROM GARAGE SLABS.
 2. SWIMMING POOL DETAILS BY OTHERS.
 3. POOL DECK GRADING BY OTHERS.
 4. PATIO GRADING BY OTHERS.

STORMWATER MANAGEMENT NOTES:

DESIGN ROOF AREA:	5,000 S.F.
DESIGN DRIVEWAY AREA:	1,332 S.F.
DESIGN ALLOWED IMPERVIOUS AREA:	6,335 S.F.
PROPOSED ROOF AREA:	4,750 S.F.
PROPOSED DRIVEWAY AREA:	3,100 S.F.
PROPOSED SIDEWALK, STEPS & PATIO AREA:	605 S.F.
PROPOSED POOL DECK:	1,300 S.F.
TOTAL PROPOSED IMPERVIOUS AREA:	9,105 S.F.
LESS ROOF RECHARGE AREA:	800 S.F. PER DRYWELL X 4 DRYWELLS = 3,200 S.F.
ADJUSTED TOTAL PROPOSED IMPERVIOUS AREA:	5,905 S.F.

NOTICE OF INTENT PLAN
15 FOX MEADOW DRIVE
IN
WESTWOOD, MA
SCALE: 1"=20' OCT. 16, 2017
Site Design Professionals, LLC

Civil Engineers
One Merchant Street - Suite 110
Sharon, MA 02067
Tel. 781-784-4020 - Fax 781-784-4022

REVISIONS

ASSESSOR'S REFERENCE:
MAP 15 - PARCEL 037

ZONING CLASSIFICATION:
SINGLE RESIDENCE "E"
FRONT SETBACK: 40 FT.
SIDE SETBACK: 20 FT.
REAR SETBACK: 30 FT.

APPLICANT:
GD FOX MEADOW, LLC
7 JACKSON WALKWAY
PROVIDENCE, R.I. 02903

