TOWN OF WESTWOOD

Commonwealth of Massachusetts

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PLANNING BOARD

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DECISION OF THE PLANNING BOARD OF THE TOWN OF WESTWOOD

APPLICANT: Dedham-Westwood Water District

PROPERTY LOCUS: 200 Dover Road
Assessors' Map 09, Parcel 165

HEARING: The Planning Board of the Town of Westwood held a public hearing in accordance with the General Laws of the Commonwealth of Massachusetts on Tuesday, September 12, 2006 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, to consider the application of the Dedham-Westwood-Water District pursuant to the provisions of Section 7.3 of the Westwood Zoning Bylaw [Environmental Impact and Design Review].

STATEMENT OF FACTS

The Dedham-Westwood Water District proposes to construct a water booster pump station at the current site of the Rock Meadow ground water well at 200 Dover Road to accommodate four pumps and a backup liquid propane generator. The new pump station will replace the existing, underground High Rock pump station located at the intersection of Rock Meadow Road and Dover Road.

The pump station will consist of a 16-foot by 36-foot pre-manufactured building with a vinyl siding exterior. Two one thousand gallon liquid propane tanks will be installed underground next to the pump station, which will be enclosed by fencing. Approximately ten trees will be installed on the site to screen the pump station from residences on Dover Road. Parking will be provided on-site on the existing gravel drive.

DECISION OF THE WESTWOOD PLANNING BOARD

The Planning Board, by a vote of five in favor and none opposed, hereby submits its Impact Decision ***approval*** pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described in the application therefor dated August 16, 2006 and the following related submissions (together hereinafter referred to as the "Project Plans") filed with the Planning Board by or on behalf of the Dedham-Westwood Water District:

1. Plan entitled "High Rock and MWRA Water Pump Stations Project Westwood, Massachusetts High Rock Pump Station Site Plan", dated March 8, 2006 and revised through August 1, 2006, prepared by Weston & Sampson Engineers, Inc., Five Centennial Drive, Peabody, MA 01960, consisting of one (1) sheet (page C-1);

2. Plan entitled "High Rock and MWRA Water Pump Stations Project Westwood, Massachusetts Details", dated August 1, 2006, prepared by Weston & Sampson Engineers, Inc., Five Centennial Drive, Peabody, MA 01960, consisting of one (1) sheet (page D-1);

3. Plan entitled "High Rock and MWRA Water Pump Stations Project Westwood, Massachusetts Details", undated, prepared by Weston & Sampson Engineers, Inc., Five Centennial Drive, Peabody, MA 01960, consisting of one (1) sheet (page D-2);

4. Application packet dated August 16, 2006 containing the following appendices: (A) Locus Map; (B) Project Description; (C) Construction and Site Plans; (D) Alternatives Analysis (as submitted to the Conservation Commission; (E) Architectural Rendering; (F) Certified Abutters List; (G) Construction Specifications; (H) Conservation Commission Order of Conditions; (I) Drainage Report & Fill Removal Calculations; (J) Table of Development Data;

5. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

CONDITIONS

The foregoing approval is issued to the Applicant in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans in all respects, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.

2. The floor drain that drains to a dry well shall be eliminated from the Project Plans or revised to comply with applicable health and building regulations.

3. A detail of the fencing shall be provided on the Project Plans which shall show the fencing height and materials.

4. The color of the pumping station exterior shall be a deep green color.

5. The Applicant shall work with abutters to identify the species of trees that will serve as screening. The plantings list as shown on the Project Plans shall be updated to reflect these changes.

6. The Applicant shall revise the Project Plans incorporating all the above Conditions for submittal to the Building Inspector at the time of filing for a building permit.

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Diane Beecham
Town Planner

DATED: September 14, 2006