

Abby McCabe

This lot is not buildable. This lot (Map 28, Lot 013) has not received the necessary approvals from the Planning Board to create a new lot. The subdivision roadway was never constructed in accordance with the approved 1969 Subdivision Plan. Since the 1969 plan shows a significant portion of the proposed roadway within the area that is now known to be wetlands, the roadway can no longer be constructed as approved in 1969.

To develop this lot a new Definitive Subdivision Approval and Shared Driveway Special Permit from the Planning Board is required. However, the Planning Board's Subdivision Regulations were updated in 2016 to include Section 4.4.7 that says no new ways can be created closer than 40 ft. to any lot line of any lot situated outside the subdivision. This lot can not meet this requirement due to it's shape which narrows where it meets Mill Street. To propose a buildable lot it must meet the Planning Board's Subdivision Standards for road and lot design, unless waived by the Planning Board. However, this requirement is unlikely to be be waived by the Planning Board.

The Planning Board's Subdivision Rules & Regulations can be found here:

<https://www.townhall.westwood.ma.us/home/showpublisheddocument/8192/637012522766930000>