

Town of Westwood Planning Board
Meeting Minutes
Location: 50 Carby Street
July 21, 2008
7:00 PM

Board Members Present: Chairman Robert Malster, Robert Moore, Steve Olanoff, Bruce Montgomery and Henry Gale.

Staff Members Present: John Bertorelli, Town Engineer

Chairman Malster opened the meeting at approximately 7:05 p.m.

Pre-Application Conference and Informal Review of Plans for Proposed Subdivision off of Canton Terrace

Ed Musto came to the Planning Board meeting to discuss a proposed development off of Canton Terrace. Mr. Musto presented a concept plan showing five lots - two existing and three new lots. Lot 1 is the existing lot at 102 Canton Terrace. This lot is 6 acres but would be cut down to 52,000 square feet. Mr. Musto further stated that lot 5 would be reconfigured to allow for road to access lots 2, 3 & 4.

Mr. Olanoff asked about the status of the house on lot 5. Mr. Musto stated he was unsure of the status at this time. Mr. Gale asked about the small sliver of property between the road and lot 3. Mr. Musto clarified that the small strip of land would be the frontage for lot 3. Mr. Musto explained to the Board that he expects it to be a waiver-free filing and should be able to meet all the critical design criteria for the roadway including site distance issues, drainage issues, infrastructure issues, road separation issues and sloping issues. Mr. Gale asked if lot 3 is pre-existing, non-conforming and this was confirmed by Mr. Musto. Mr. Olanoff stated that he has a problem with lots that abut against the highway, due to poor air quality. He'd like to see a buffer of trees between the houses and the highway. Mr. Musto asked if this would require a MRD filing. Chairman Malster asked if Mr. Musto has spoken with his neighbors. Mr. Musto stated the neighbors don't want the subdivision to go down Canton Terrace and that is the reason why he is proposing to go in at Blue Hill Drive. He stated he has not talked to his neighbors about this proposal.

Chairman Malster asked Mr. Bertorelli, Town Engineer, for his comments. Mr. Bertorelli stated he has seen the sketch and he has questions about the sliver of lot 3, and frontage questions on lot 2 with the cul-de-sac. He asked what the diameter of the circle would be. Mr. Musto said there would be enough frontage and 100' for the circle. Mr. Bertorelli stated that the Fire Department may want 106' for the circle and questioned the layout footage. Mr. Musto asked if he should present a preliminary plan or definitive plan. Chairman Malster asked Mr. Musto to present his plan to the fire department and engineering for further analysis, particularly regarding the water main loop. Mr. Bertorelli asked that the building envelope be shown on the preliminary plan. Mr. Bertorelli said it may be possible to submit a definitive subdivision plan. They will schedule a meeting to discuss the plans further.

Chairman Malster opened the Westwood Station public hearing portion of the meeting at approximately 7:30 p.m.

Continuation of Planning Board Public Hearing: Amendment #1 to the MPSP for the Westwood Station Area Master Plan

Applicant: CFRI/Doherty with Cabot, Cabot & Forbes & Commonfund Realty in collaboration with New England Development.

Address: CFRI/Doherty Westwood Station Holdings, LLC, f/k/a CFRI/Doherty Blue Hill Drive, L.L.C., as successor to: CFRI/Doherty 213 Whitewood Road, LLC, CFRI/Doherty 75 University Avenue, LLC, CFRI/Doherty 50 Rosemont Road, LLC, CFRI/Doherty 22 Marymount Avenue, LLC, CFRI/Doherty 145 University Avenue, LLC, CFRI/Doherty 165 University Avenue, LLC, CFRI/Doherty 201 University Avenue, LLC, CFRI/Doherty 245 University Avenue, LLC, CFRI/Doherty 35 Harvard Street, LLC, CFRI/Doherty 40-46 Harvard Street, LLC, CFRI/Doherty 47 Harvard Street, LLC, CFRI/Doherty 730 Canton Street, LLC, CFRI/Doherty 160 University Avenue, LLC; and NStar Electric Company, and NStar Gas Company, to consider

Project: the modification, amendment or recession of the Definitive Subdivision Plan entitled "Westwood Station MP Special Permit Definitive Subdivision Plan of Land in Westwood, MA" originally approved by the Planning Board through a Certificate of Vote issued on January 8, 2008 and recorded in the Office of the Town Clerk on January 9, 2008.

Continuation of Planning Board Public Hearing: EIDR for Phase 1B of the Westwood Station Area Master Plan

Applicant: CFRI/Doherty with Cabot, Cabot & Forbes & Commonfund Realty in collaboration with New England Development.

Address: 22 Marymount Ave., 213 Rosemont Rd., 9 University Ave., 105 Rosemont Rd., 50 Rosemont Rd., 50 Rosemont Rd., 145 University Ave., 165 University Ave., 47 Harvard St., 201 University Ave., 245 University Ave., 35 Harvard St., 730 Canton St., 40-46 Harvard St., & 160 University Ave.

Project: Environmental Impact & Design Review for construction of Phase 1A of the Westwood Station Area Master Plan.

[A verbatim transcript of both of these public hearings, Monday, July 21, 2008, 7:30 p.m. at 50 Carby Street, Carby Street Municipal Office Building, Champagne Meeting Room, Westwood, Massachusetts 02090, Robert C. Malster, Chairman; Steven H. Olanoff, Vice Chairman; Robert E. Moore, Jr., Secretary; Bruce H. Montgomery, Member; Henry W. Gale, Member; Nora Loughnane, Town Planner; John Bertorelli, Town Engineer, Peter Alpert, Esq.; Ropes & Gray. Pages 1-97, transcribed by G&M Court Reporters, Ltd., 42 Chauncy Street, Suite 1A, Boston, MA 02111-2211 will serve as the official minutes. A copy of this transcript is in the Westwood Station file.]