

**Westwood Planning Board
Meeting Minutes
May 2, 2011
Westwood High School Cafeteria
6:30 PM**

Board members present: Ch. S. Rafsky, S. Olanoff, B. Montgomery, C. Chafetz and J. Wiggin
Staff present: N. Loughnane, Town Planner, G. Garber. Minutes were recorded by J. Barba.

Chairman Rafsky called the meeting to order at approximately 6:35 P.M.

Review of Planning Board Report to Town Meeting

Ch. Rafsky said he had a conversation with Ms. Loughnane last week in which they mutually agreed with the Finance Commission's recommendation of indefinite postponement of Article 22. He suggested that additional study is needed to realize the impact of a lot shape requirements on property owners and also suggested work on the formula.

Mr. Olanoff stated that he was willing to go against the opinion of the Finance Commission.

Ms. Loughnane said at the Finance Commission's public hearing there was some concern voiced by a couple of members who requested clarity about the affect on property owners with this zoning amendment.

Upon a motion by Mr. Montgomery and seconded by Ms. Chafetz, the board voted unanimously, five votes in favor to recommend indefinite postponement of Article 22 - Special Dimensional Regulations to add a lot shape requirement.

Board members agreed to have Ms. Loughnane present the Planning Board's report to Town Meeting which is included in this record.

Other Business:

Metro Boston Consortium for Sustainable Communities Consortium Agreement

Ms. Loughnane distributed a document forwarded by Town Administrator Mike Jaillet informing the board about the town's agreement to participate in a coalition to implement a regional blueprint for sustainable and equitable development in Metro Boston. (A copy of this document is included with this record.)

MAPC

Mr. Olanoff informed board members that MAPC now officially recognizes alternate members and it has given these members voting privileges.

Comprehensive Land Use Reform & Planning Act (CLURPA)

Mr. Garber informed the board that a hearing of the legislative committee for CLURPA will be held on May 18, 2011 at the State House. He gave a brief update on Comprehensive Land Use Reform and Planning Act (CLURPA).

Some information he discussed included a comparison of CLURPA provisions vs. those in the existing statutes; development impact fees; Approval Not Required; Vesting and Non-Conformity.

Mr. Olanoff asked board members to consider endorsing the CLURPA bill.

Board members agreed that receiving a summary of this bill would be helpful in understanding the details. There were some questions about the benefit of endorsing this legislation and some board member said they would like additional time to review the bill prior to voting to support it.

Ch. Rafsky asked Mr. Garber to provide the board with an analysis and summary of CLURPA in comparison to existing statutes as soon as possible so that members can evaluate this initiative, before the board's next meeting.

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Ch. Rafsky said he would like the board to address this matter at its next meeting on May 10th.

Report of Consultant for 7 Clapboardtree Street, Proposed Wireless Communication Facility

Ch. Rafsky asked Ms. Loughnane when the report would be expected for 7 Clapboardtree Street. Ms. Loughnane said there have been multiple challenges with communication with Mr. Maxsom and is concerned about time for the planning board to review the report with continuation of the public hearing upcoming. She said she would keep the board updated as necessary.

Upon a motion by Mr. Wiggin and seconded by Ms. Chafetz, the board voted unanimously, five votes in favor to adjourn the meeting.

The meeting adjourned at 7:20 P.M.

The next meeting of the Planning Board is Tuesday, May 10th at 7:30 PM in the Auditorium at the High School.

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List of Documents, Materials and Exhibits

Copy of document: Metro Boston Consortium for Sustainable Communities Consortium Agreement, dated March 8, 2011.

Copy of Planning Board's Report to Finance Commission, dated May 2, 2011.