

Town of Westwood Planning Board
Meeting Minutes
Location: 50 Carby Street
April 10, 2008
7:00 PM

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

Staff Members Present: Nora Loughnane, Town Planner; John Bertorelli, Town Engineer; and Peter Alpert, Esq., Ropes & Gray.

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

Consideration of Request for Proposed Minor Modification of Definitive Subdivision for Autumn Estates

Representing Intoccia Construction for Autumn Estates, was Attorney Matthew Watsky. Mr. Watsky presented to the Board a request for approval of a minor modification to the grading of the detention area behind Lots 21 and 22 for the purpose of providing more desirable, larger, flatter back yards. The new design requires over 300' of wall to be constructed within the area of the existing easement. John Bertorelli, Town Engineer, expressed to Mr. Watsky that the DPW would not accept the maintenance of a wall and detention area. Mr. Watsky responded that provisions would be written into the deeds for each of these lots stating the property owner's responsibility for maintenance of the detention area and wall. Mr. Bertorelli said that the DPW would maintain the vee notch weir, as long as the proponent would provide an access easement to the Town.

Chairman Malster asked Mr. Watsky for an explanation as to when the subdivision would be cleaned up and final roadwork completed. Mr. Bertorelli commented that he had a discussion with Mr. Gobbi, the prior developer, about the degradation of the roadway and the Town's desire to have the subdivision roads completed. Mr. Bertorelli stated that the construction bond for Autumn Estates should be adjusted to reflect current costs of development. He recommended that the bond be increased to approximately \$301,000. Mr. Watsky explained that Mr. Gobbi had not yet completed the road because he didn't believe he was permitted to do so until all of the lots had been built upon. Mr. Bertorelli explained that after houses are completed on Lots 21 & 22, there would only be one vacant lot remaining. He said that he would like to see all of the utilities, including street lights, installed and the road surface finished. Mr. Watsky suggested that the Board contact Mr. Gobbi and request the completion of this work. Chairman Malster asked that Mr. Gobbi also be required to submit an as-built plan showing a cross section of the roads.

Mr. Olanoff asked Mr. Watsky if he had a copy of the Order of Conditions issued by the Conservation Commission. Mr. Watsky stated that the Conservation Commission had approved the modifications, but that he had not yet received the Order of Conditions. Mr. Olanoff asked that Mr. Watsky forward a copy of that Order of Conditions to the Planning Board once he received it.

Chairman Malster stated that the Planning Board would like to see Mr. Gobbi submit as-built plans and either present an increased bond or submit a schedule to finish the outstanding work to the satisfaction of the Town Engineer. Mr. Gale moved that Planning Board approve the proposed modifications to the definitive subdivision with the conditions set forth in the decision drafted by the Town Planner (copy attached to these minutes). Mr. Moore seconded the motion and the Board voted unanimously in favor.

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Consideration of Proposed Minor Modification to EIDR Approval for Bubbling Brook Restaurant – 1652 High Street

Representing Bubbling Brook was Attorney Matthew Watsky. Mr. Watsky presented plans for the board's consideration of minor changes to a previous EIDR approval for alterations to the parking lot at Bubbling Brook restaurant. He stated that an abutter, Mr. Murray, had appealed the previous EIDR approval, as Mr. Murray had concerns about drainage in the area that he uses to access his property. Mr. Watsky stated that a settlement agreement had been reached with Mr. Murray, and that the plans presented tonight reflect the terms of that agreement. He explained that the proposed modification involve the use of granite curbing in place of the approved railroad ties, as well as some minor re-grading and modifications to the drainage plans.

Mr. Moore asked if the Conservation Commission had any concerns with the proposed modifications. Mrs. Loughnane stated that the Conservation Specialist would review the plans following their approval by the Planning Board, but that she did not believe an Order of Conditions would be required.

Mr. Moore asked about the status of the conditions of the original approval. Mr. Watsky stated most of the work had been completed, but that the asphalt had not been applied, as the curbing and drainage work had to be done first.

Chairman Malster requested a motion from the Board. Mr. Gale moved that the board approve the proposed modifications to the EIDR approval with the conditions set forth in the decision drafted by the Town Planner (copy attached to these minutes). Mr. Moore seconded the motion and the Board voted unanimously in favor.

480 Summer Street

Mrs. Loughnane requested that the Board consider a request by Mr. and Mrs. Mouhanna, the owners of property at 480 Summer Street, for an extension of their previously granted Shared Driveway Permit. She stated that the property owners had requested additional time to complete the work, due to economic conditions. Mr. Bertorelli requested that the board condition its approval upon the applicants connecting the lots to the sewer line.

Mr. Gale moved that the board grant a one-year extension of the Shared Driveway Permit with the conditions set forth in the decision drafted by the Town Planner (copy attached to these minutes). Mr. Montgomery seconded the motion and the Board voted unanimously in favor.

Chairman Malster opened the public hearing portion of the meeting at 7:31 p.m.

Continuation of Public Hearing: Phase 1A of the Westwood Station Area Master Plan

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

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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 this public hearing entitled Westwood Station Subdivision Hearing, Thursday, April 10, 2008, 7:30 p.m. at 50 Carby Street, 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 1-74, 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.]

This public hearing was immediately continued, without testimony taken, to April 14, 2008 at 7:30 pm in the Champagne Meeting Room at 50 Carby Street.

Attorney Peter Alpert and Board members had a brief discussion on the pending Westwood Station Development Agreement, particularly on the section on affordable housing.

The Planning Board meeting adjourned at approximately 8:00 pm.