

**Town of Westwood Planning Board**  
**Meeting Minutes**  
**Location: 50 Carby Street**  
**April 14, 2008**  
**7:00 PM**

**Board Members Present:** Chairman Robert Malster, Robert Moore, Steve Olanoff, and 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 7:10 p.m.

**Consideration of Request for Proposed Minor Modification to EIDR for 100 High Street**

James Burke, Project Engineer for 100 High Street came before the Board to present modified plans for 100 High Street, affecting the drainage piping, fore bay and additional stormwater drainage basins. Mr. Burke discussed these proposed modifications, as well as proposed changes to the parking lot and landscaping. He stated that additional landscaping was proposed on the adjacent Meditech property to replace tree that were removed in error.

Chairman Malster asked for the Town Engineer's comments. Mr. Bertorelli stated that the proposed drainage modifications are an improvement over the original plans. Mr. Olanoff asked if the Conservation Commission had any concerns. Mr. Burke stated that had not presented the plans for review by the Conservation Commission. Mr. Olanoff instructed the applicant to contact Karon Catrone, the Town's Conservation Specialist for a review of the proposed modifications.

The replacement of trees removed without permission of Meditech was discussed. The applicant for 100 High Street stated that he intends to replace the trees that were removed in error with new trees. He said that he had submitted a plan for the new trees to Meditech but had not yet received approval of that plan. Ms. Loughnane stated that she had spoken to Bill O'Toole, a representative of Meditech, and that Mr. O'Toole had requested the board's approval be conditioned upon further approval and acceptance of the restoration of the disturbed portion of the adjacent property by Meditech or its agent.

Mr. Olanoff asked why so many trees had been removed on the 100 High Street property. He said that he would like to see a mix of evergreen and deciduous trees planted in the area to the east of the existing two-story structure. Mr. Olanoff said that the applicant should plant 10 to 14 trees in this area. Mr. Bertorelli recommended that the landscaping plan be submitted by a registered landscape architect and that the trees should be at least 2-2 ½" caliper. Mr. Olanoff stated that the Planning Board always requires trees that at 3 ½- 4" caliper. He said that the applicant could submit a revised landscape plan to Mr. Bertorelli for approval.

Chairman Malster requested a motion from the Board. Mr. Moore moved to approve the request for proposed minor modifications to EIDR for 100 High Street with the applicable conditions set forth in the decision drafted by the Town Planner (copy attached to these minutes). Mr. Gale seconded the motion and the Board voted unanimously in favor.

Chairman Malster opened the public hearing portion of the Planning board meeting at approximately 7:25 p.m.

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

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***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 this public hearing entitled Westwood Station Subdivision Hearing, Monday, April 14, 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.]