

**Town of Westwood Planning Board
Meeting Minutes
Location: Thurston Middle School Cafeteria
April 28, 2008
7:00 PM**

Board Members Present: Chairman Robert Malster, Robert Moore, Steve Olanoff 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 8:00 p.m.

Approval Not Required (ANR) Plan Application – 217 Washington Street

An application and plan were presented by Robert and Brooke Tempesta for the review of an Approval Not Required (ANR) plan pursuant to MGL Chapter 41, Section 81P, involving a portion of Assessor's Map 16, Lot 232 to be combined with Assessor's Map 16, Lot 352. Property Owners: Darryl and Patricia Leitsinger; Robert and Brooke Tempesta.

Three members of the Planning Board: Chairman Malster, Mr. Olanoff, and Mr. Moore signed the ANR for this property.

Approval Not Required (ANR) Plan Application – One NStar Way

An application and plan were presented by CFRI University Holdings, LLC for review of an Approval Not Required (ANR) plan pursuant to MGL Chapter 41, Section 81P, involving a portion of the lot shown on Assessor's Map 37, Lot 8. Property Owner: NStar Electric Company and NStar Gas Company.

Three members of the Planning Board: Chairman Malster, Mr. Olanoff, and Mr. Moore signed the ANR for this property.

Determination with Respect to Special Permits Affecting One NStar Way

Chairman Malster stated that the Planning Board would not discuss the requested determination at this meeting.

Chairman Malster opened the public hearing portion of the meeting at approximately 8:05 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.

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.

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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 28, 2008, 8:15 p.m. at 200 Nahatan Street, Thurston Middle School, 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.]