

**Town of Westwood Planning Board
Meeting Minutes
Location: 580 High Street
October 22, 2008
7:00 PM**

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

Staff Members Present: Nora Loughnane, Town Planner

Chairman Malster opened the meeting at approximately 7:25 p.m.

Regular Planning Board Business

Consideration of Proposed ANR at 265 Dover Road - Charles Howard

Mr. & Mrs. Charles Howard were present at the meeting to present an application for an Approval Not Required (ANR) plan, to create a non-buildable lot with no frontage on a public street.

The Board received the written opinion of Town Counsel to approve the requested ANR plan despite the lack of street frontage. Several of the board members were not comfortable approving a plan to create a lot without street frontage, even if the plan indicated that the new lot would not be a buildable lot. The board discussed the option of taking no action and allowing the plan to be constructively approved after the lapse of the review period. The board decided to neither approve nor disapprove the proposed ANR plan. Ms. Loughnane directed Mr. & Mrs. Howard to file the ANR application and plan with the Town Clerk and pay the \$100 fee to the Collector's office. She stated that the Howard's could obtain a certificate from the Town Clerk after the review period ended, and could file both this certificate and the unendorsed plan at the Registry of Deeds.

Chairman Malster opened the Westwood Station public hearing portion of the meeting at approximately 7:35 p.m.

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

Continuation of Public Hearing: First Amendment and Supplement #1 to the Application for Amendment #1 to the Area Master Plan Special Permit and Consolidated Special Permits for Westwood Station

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

Continuation of Planning Board Public Hearing: Amendment #1 to the Definitive Subdivision for Westwood Station

[A verbatim transcript of these public hearings, Wednesday, October 22, 2008, 7:40 p.m. at 580 High Street, Selectmen's Meeting Room, Westwood, MA 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, Glenn Garber, Westwood Station Planning Manager; 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.]