

**Town of Westwood Planning Board
Meeting Minutes
Thurston Middle School
September 25, 2007**

Board Members Present: Robert C. Malster, Robert E. Moore, Jr., Bruce H. Montgomery, Steven H. Olanoff, Henry Gale

Board Members Absent: None

Staff Members Present: Diane Beecham, Town Planner; John Bertorelli, Town Engineer; Nancy Kolb, Planning Consultant for Westwood Station; Peter Alpert, Esq. Planning Board Special Counsel for Westwood Station

The meeting was convened at 7:20 p.m.

Continuation of Public Hearing: Application for Special Permit Pursuant to Section 9.6 of Westwood Zoning Bylaw (Mixed Use Overlay District 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.

Project: Area Master Plan – Redevelopment of 134 Acres of University Avenue

[A verbatim transcript of this public hearing entitled “WESTWOOD STATION SPECIAL PERMIT APPLICATION” Application for Special Permit Pursuant to Section 9.6 of Westwood Zoning Bylaw (Mixed Use Overlay District Area Master Plan), Area Master Plan – Redevelopment of 134 Acres of University Avenue, Westwood, Massachusetts 02090, HEARING, Tuesday, September 25, 2007, 7:20 p.m. at Thurston Middle School, Westwood, Massachusetts 02090, Robert C. Malster, Chairman; Steven H. Olanoff, Vice Chairman; Robert E. Moore, Jr., Secretary; George A. Nedder, Member; Bruce H. Montgomery, Member; Diane Beecham, Town Planner; John Bertorelli, Town Engineer, Pages 1-142, 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.]

Endorsement of ANR Plan

Applicant: Charles and Jane Howard and Ethel M. Howard

Address: 265 and 267 Dover Road

Project: lot line change within a new two-lot subdivision

On a duly authorized motion, the Planning Board voted in favor to endorse, as not requiring approval under the Subdivision Control Law, a plan entitled “Plan of Land Dover Road in Westwood, MA”, dated May 30, 2007, prepared by Consolidated Design Group, 21 Main Street, Suite No. 9, Hudson, MA 01749.

Record Owner: Charles and Jane Howard/Ethel M. Howard
265 and 267 Dover Road
Westwood, MA 02090

Applicant: Charles and Jane Howard
265 Dover Road
Westwood, MA 02090

Land Affected: Map 8, Parcels 30 and 31

Endorsement of ANR Plan

Applicant: Edward Musto

Address: 237 Sycamore Drive

Project: Creation of buildable lot

On a duly authorized motion, the Planning Board voted in favor to endorse, as not requiring approval under the Subdivision Control Law, a plan entitled "Plan of Land in Westwood, Massachusetts Norfolk County", dated September 15, 2007, prepared by Paul N. Robinson Associates, Inc., 37 Exchange Street, Millis, MA 02054.

Record Owner: Edward Musto
96 Strasser Avenue
Westwood, MA 02090

Applicant: Edward Musto
96 Strasser Avenue
Westwood, MA 02090

Land Affected: Map 36, Parcel 003