

**Town of Westwood
Zoning Board of Appeals
Town Hall
Meeting Minutes – September 27, 2017**

Members Present: David Krumsiek, Chairman, Douglas Stebbins, David Belcher

Staff Members Present Sarah Bouchard, Housing & Zoning Agent, Nora Loughnane, Director of Community & Economic Development

Mr. Krumsiek gave a brief description of the proceedings. All those present for the meeting who anticipated giving testimony were sworn in.

Applications

Address: 247 Station Drive

Petitioner: NSTAR Electric d/b/a Eversource Energy

Project: Application for Special Permit under §4.3.2.7

Mr. Krumsiek reviewed the status of the proposal.

Mr. Stephen Wiehe stated that draft plans were submitted to Planning Board today and that the applicant was committed to satisfying the concerns of the Planning Board and abutters. He stated the applicant's interest in moving to a vote so that construction may commence shortly after the appeal window passes.

Mr. Krumsiek stated that he was satisfied conditioning an approval to Planning Board's considerations.

Mr. Wiehe discussed the waiver requested from the Planning Board regarding lighting and hours of operation. He further reviewed Planning Board's request for replacement lighting, and demonstrated visuals that reflect new proposal.

Ms. Loughnane asked if the applicant would be further revising the lighting plan submitted to the Planning Board today. Mr. Wiehe confirmed that another plan was forthcoming.

Mr. Stebbins asked if the abutter concerns were relative to lighting and landscaping. Ms. Loughnane stated that while Planning Board discussed lighting, the abutter concerns were limited to landscaping and visibility from the adjacent property. Ms. Loughnane recommended that Zoning Board approval be conditioned on Planning Board's comprehensive review and approval of the project.

With no members of the public in attendance to contribute to the public hearing, the Board moved to a vote.

On a motion by Mr. Stebbins which was seconded by Mr. Belcher, it was voted unanimously to approve the special permit under Section 4.3.2.7 for 247 Station Drive, conditioned upon successful completion of conditions levied by the Planning Board in its Environmental Impact and Design Review.

Vote to Adjourn

On a motion by Mr. Belcher which was seconded by Mr. Stebbins, it was voted unanimously to adjourn the hearing.

The hearing adjourned at 7:20 PM.

List of Documents:

247 Station Drive

- Zoning Board applications; plans and associated attachments