

**Town of Westwood Planning Board**  
**Meeting Minutes**  
**Location: 50 Carby Street, Champagne Meeting Room**  
**May 5, 2008**  
**6:30 PM**

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

**Staff Members Present:** Nora Loughnane, Town Planner; and Peter Alpert, Esq., Ropes & Gray.

Chairman Malster opened the meeting at approximately 6:45 p.m.

The purpose of this meeting was to finalize the Planning Board's recommendations to the Annual Town Meeting, later this evening.

Chairman Malster reviewed the Planning Board's previous vote on Article 26, which would amend the Zoning Bylaw Section 9.6.8.4.1 [MUOD Residential Controls] to read as follows:

*A minimum of twelve percent (12%) of the housing units in the Area Master Plan shall be "affordable" as defined in this Bylaw, unless the Planning Board determines a proposed alternative to be at least equivalent in serving the Town's housing needs.*

Chairman Malster asked if any members of the board had reconsidered their position with respect to the previous 2-2 vote on Article 26. Mr. Olanoff stated that, following his review of the Development Agreement, he was inclined to change his vote in favor of supporting Article 26. Mr. Olanoff stated that he did not believe the proposed amendment to the Zoning Bylaw would bind the Planning Board in any way. Mr. Moore reiterated his opposition to Article 26, and stated that his objection is to the process surrounding the proposed amendment. Chairman Malster told the board that he would report on Town Meeting floor that a majority of the Planning Board members support Article 26.

Chairman Malster also asked if any members of the board wished to reconsider their position with respect to the previous 2-2 vote on Article 28, which would amend the Zoning bylaw Section 8.6 [Senior Residential Development] to insert a new section 8.6.3.6 to read as follows:

*8.6.3.6 The minimum lot area shall be five (5) acres.*

No member expressed a desire to alter their previous position. Chairman Malster stated that he would inform Town Meeting of the Board's split opinion on this article, and would express the Planning Board's desire to offer its senior citizens ample opportunities to remain in Westwood through affordable housing.

Chairman Malster said that he would also inform Town Meeting that the Planning Board would like to further research the merits of the state law regulating senior developments, to survey comparable town bylaws, and to give careful consideration to the possibility of senior residential developments on smaller lots. He said that he would express the Planning Board's intention to hold public hearings and allow for resident input on any future amendment of this section of the Zoning Bylaw.

The Planning Board also discussed the agenda for their May 13<sup>th</sup> meeting. Attorney Alpert stated that the Planning Board would need to vote on the Development Agreement, and that the board would need a 4/5<sup>th</sup> majority vote. Mr. Alpert further stated that the board could not approve Phase

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1A without the executed Development Agreement. He handed board members a guide to the Development Agreement. The Board agreed to further review the Development Agreement and the affordable housing section with Attorney Alpert at a subsequent meeting.

This public meeting adjourned at 7:15 p.m.