

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS

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**PLANNING BOARD**

February 24, 2016

Mrs. Dorothy Powers, Town Clerk  
Town of Westwood  
580 High Street  
Westwood, MA 02090

RE: ANR Plan for 44 Mill Street (Map 28, Lot 14)

Dear Mrs. Powers:

As you are aware, an application for endorsement of a proposed ANR Plan for 44 Mill Street was received by the Planning Office on February 2, 2016. At a duly authorized meeting on February 9, 2016, the Westwood Planning Board determined that the Applicant did not demonstrate that vital access exists to lots proposed for creation by said plan and declared the above-referenced ANR submission incomplete. Town Planner Abigail McCabe sent you a letter memorializing the Board's February 9<sup>th</sup> action on February 11, 2016.

Soon thereafter on February 11, 2016, the Applicant submitted additional materials in an effort to have the ANR submission deemed complete. These materials were reviewed by staff, and while the application remained incomplete, the matter was once again brought before the Planning Board for further action.

Please be advised that at a duly authorized meeting on February 23, 2016, the Planning Board reviewed the materials submitted by the Applicant on February 11<sup>th</sup> and determined that the intended land division shown on the proposed ANR plan constituted a subdivision. As such, the Planning Board found it was unable to endorse the proposed ANR plan. The Planning Board unanimously voted in favor to require approval under the Subdivision Control Law, for a plan entitled "Plan of Land, 44 Mill Street, Westwood, Massachusetts", dated January 20, 2016, prepared by Hoyt Land Surveying, 1287 Washington Street, Weymouth, MA 02189.

Applicant: Edward J. Musto  
36 Blue Hill Drive  
Westwood, MA 02090

Land Affected: 44 Mill Street, Assessor's Map 28 Parcel 14

Sincerely,

Nora Loughnane  
Director of Community & Economic Development  
(on behalf of Abigail McCabe, Town Planner)

cc: Applicant  
Town Counsel  
Town Engineer  
Building Commissioner