

Karon Catrone

From: Nora Loughnane
Sent: Wednesday, June 9, 2021 11:36 AM
To: Karon Catrone
Cc: Abigail McCabe
Subject: FW: 44 Mill St. ANR update

Karon,

Here is a copy of an email from February 2016 discussing the 42/44 Mill Street property and the Planning Board's denial of a proposed ANR plan. The applicant at that time was unable to demonstrate developability of the land at that time. I have seen nothing to date that suggests the unbuildable status of this lot has changed.

Despite the current applicant's statement to the contrary, no Shared Driveway Special Permit has ever been granted for this property.

Nora

Nora Loughnane
Director of Community & Economic Development
Town of Westwood
50 Carby Street
Westwood, MA 02090
781-251-2595

From: Jack Wiggin [mailto:Jack.Wiggin@umb.edu]
Sent: Monday, February 22, 2016 7:47 PM
To: Nora Loughnane
Subject: RE: 44 Mill St. ANR update

Thanks Nora. Understood.

Jack

From: Nora Loughnane [mailto:nloughnane@townhall.westwood.ma.us]
Sent: Monday, February 22, 2016 6:18 PM
To: Chris Pfaff <chrispfaff@comcast.net>; Jack Wiggin <Jack.Wiggin@umb.edu>; Bruce Montgomery <BruceMontgomery@LiveNation.com>; Steve Olanoff <Olanoff@aol.com>; Trevor Laubenstein <twl76aia@gmail.com>
Cc: Abigail McCabe <amccabe@townhall.westwood.ma.us>; Janice Barba <jbarba@townhall.westwood.ma.us>
Subject: Fwd: 44 Mill St. ANR update

Planning Board members,

On the advice of Town Council I've revised the agenda for tomorrow night's meeting to include consideration of the proposed ANR plan for 44 Mill Street. Attached is a copy of Abby's letter to the Town Clerk noting the

board's vote at the 2/9 meeting. Also attached is a copy of additional submittal materials received from the applicant.

I have reviewed these materials with Tom McCusker. We are of the opinion that there is 1) nothing to indicate that a prior Planning Board waived the construction standards for the subdivision road; 2) nothing to indicate that the driveway to 44 Mill Street was ever intended to serve as a subdivision road; and 3) nothing to indicate that the subdivision road shown on the approved 1969 plan could today be constructed in accordance with that plan. As such, Tom and I recommend that the Board deny the application and refuse to endorse the proposed ANR plan on the grounds that it shows a subdivision.

It is essential that the board takes action on this application at tomorrow night's meeting to avoid the grant of a constructive approval. I will be in the office tomorrow afternoon if individual board members have any questions or wish to discuss this in greater detail.

Regards,
Nora

Sent from my iPhone

The Attorney General has determined that email correspondences are public records unless the content of the email falls with one of the stated exemptions under the Public Records Laws