

**Town of Westwood
Islington Center Task Force Meeting
Wednesday, April 12, 2017 - 7:00 PM
Downey School, Cafeteria, 250 Downey Street**

Meeting Minutes

Task Force Members Present:

Nancy Donahue, Nora Loughnane, Abby McCabe, Trish Tucke, Mary Beth Persons, Michael Reardon, Michael Jaillet, Rabih Shanshiry, Michael Walsh, Kela Klosi, Tricia Perry, Nicole Banks, Trish Tucke, George Hertz.

Members Absent: Al Wisialko, Trevor Laubenstein, Helen Gordon, Pam Dukeman, Todd Korchin, Danielle Sutton, and Paul Sicard.

In Helen's absence, Rabih Shanshiry called the meeting to order at 7:12 PM as Acting Chair, summarized the agenda and explained the meeting procedures to all present.

Miscellaneous Updates:

Ms. Loughnane, Director of Community and Economic Development, reported on various items affecting Islington Center. She told the Task Force members that the Bertie's Creative Creamery at 305 Washington Street is expecting to open on June 1. Ms. Loughnane said that the East Street Bridge Replacement project is moving along with summer 2018 construction anticipated, and noted that the MBTA is currently at 90% design plan stage. She also stated that the new Hogan Tire building on Washington Street will be opening later this week. Ms. Loughnane told the Task Force that there is a potential Annual Town Meeting warrant article requesting partial funding for intersection improvements at the Clapboardtree and Washington Street intersection. She explained that the Town engaged VAI Consultants to work on roadway design plans to add a dedicated left turn lane from eastbound Clapboardtree Street onto northbound Washington Street. She added that VAI is also looking into retiming the traffic signal to optimize efficiency and safety at this busy intersection. Ms. Loughnane also reported on the Petruzzello Properties redevelopment project at 317-323 Washington Street. She said that the developer is working towards a late June completion date. Ms. Loughnane told the task force that construction of the new Islington Fire Station II is progressing, but that no opening date had been announced. She noted that the gas station redevelopment at 390 Washington Street, which was approved by the Planning Board earlier in the year, is currently on hold. Finally, Ms. Loughnane informed the Task Force that their recommendation in favor of Option 6 for the RFP Project involving Petruzzello Properties was forwarded to the Board of Selectmen. She stated that the Board of Selectmen will consider the RFP project at meetings in May and June, and noted that all Task Force members are invited to attend these meetings. She recommended that the ICTF attend these meetings in lieu of holding regular meetings in May and June.

Review of Zoning Bylaw Provisions for Local Business B District and Flexible Multiple Use Overlay District 6:

Ms. Loughnane reviewed the Local Business B (LBB) dimensional requirements and reviewed a zoning map showing the LBB zones. The maximum permitted building height (36 feet) and minimum buffer requirements for parcels abutting residential properties (20 feet) were specifically discussed. The baseline FMUOD dimensions and public amenity requirements were also reviewed.

A question was asked about development standards. Ms. Loughnane replied that the FMUOD section of the Zoning Bylaw contains specific performance and design standards that are not otherwise required in the underlying LBB zones.

Review of Town Center Element of 2000 Comprehensive Plan:

Ms. Loughnane explained that Westwood’s Comprehensive Plan was adopted in 2000 and we would like to begin an update. To assist with the update there are various steering committees and staff would like the ICTF to help with and serve as the Town Centers Committee, focusing on Islington Center. Ms. Loughnane distributed the existing Town Center section of the 2000 Comprehensive Plan. The goals and objectives of the 2000 were reviewed by the Task Force. The Task Force discussed some changes that have occurred over the last 20 years such as residential developments and new housing units in town, and it was recommended the there be a healthy debate for Westwood’s goals. A member suggested establishing a shuttle bus system from High Street to Washington Street as a possible goal for the Comprehensive plan update.

Mr. Shanshiry opened the discussion up to any public comments.

Public Comments:

A resident asked the Task Force to consider the height and setbacks in regards to how they would impact the Town’s character if there were no or reduced setbacks from the roads. He also encouraged the consideration of landmarks.

Approval of Minutes:

On a motion made by Ms. Donahue and seconded by Mr. Walsh, the minutes of March 22, 2017 Islington Center Task Force meeting were approved as amended.

Scheduling of Next Meeting:

The Task Force is invited to participate in upcoming Board of Selectmen meetings.

May 15, 2017 – Board of Selectmen initial presentation from Petruzzello Properties on the Islington Center Redevelopment RFP Proposal

May 31 or June 1, 2017 – Board of Selectmen meeting intended to hear public comment on the Islington Center Redevelopment RFP Proposal

June 19, 2017 – Board of Selectmen meeting to consider whether or not to move forward with the Islington Center Redevelopment RFP Proposal

The meeting adjourned at 8:45 pm.

List of Exhibits:

Draft minutes from March 22, 2017 ICTF Meeting
Town Center Section of 2000 Comprehensive Plan
Zoning Map showing Washington Street FMUOD 6 and LBB
Zoning Bylaw Section 5.2 Table of Dimensional Requirements with 5.3 Notes, Section 5.4 Height, Section 5.5 Special Dimensional Regulations