

**Planning Board Minutes**  
**Tuesday January 9, 2018**  
**Downey School Cafeteria, 250 Downey Street-7:00pm**  
**Westwood, MA 02090**

**Call to Order:**

The meeting was called to order by Chairman Laubenstein at approximately 7:04pm. Mr. Laubenstein announced the meeting would be video recorded by Westwood Media Center and asked if anyone else wished to record the meeting. The Chairman summarized the agenda and explained how the meeting would proceed.

**Present:**

Planning Board members present: Trevor W. Laubenstein, Steven H. Olanoff, David L. Atkins, Jr., Michael L. McCusker and Brian D. Gorman. Staff members present: Town Planner Abigail McCabe, Community & Economic Development Director Nora Loughnane and Jessica Cole, who recorded the meeting minutes.

**453 Dover Road, Scenic Road Public Hearing with Tree Warden**

Applicant Presentation:

Brendan Ryan, Tree Warden and Assistant Director of the DPW for the Town of Westwood was present and requested that we remove two dead trees in front of 453 Dover Road. He observed significant decay and there has been no foliage of the trees for the past 18-24 months. In his opinion both trees are dead and should be removed because it is a safety concern. If the trees fall they would impact Dover Road and the abutter.

Board Comments:

- A Board member wanted to know the kind of tree it was and Mr. Ryan responded that they were Oak
- A Board member wanted to know if the trees would be replaced. Mr. Ryan responded that there were no plans to specifically replace them at this time.
- A Board member asked if a professional should come and confirm if the trees are diseased and would it spread.
- The Board encouraged replacing the trees.

Public Comments:

None

Action Taken:

Upon a motion by Mr. Olanoff and seconded by Mr. McCusker, the Planning Board members voted 5-0 in favor to approve the scenic road application to remove two dead trees on Dover Road.

Upon a motion by Mr. Olanoff and seconded by Mr. Gorman, the Board voted 5-0 to close the public hearing on 453 Dover Road.

## **University Station, Development Area B, Pulte Homes of New England Public Hearing**

### Applicant Presentation:

Paul C. Connor, Pulte of New England, was present to discuss the history of University Station, what is there now, Phase 1 and Phase 2. The Pulte Proposal is the same as the Master Plan modifications and The Brigham & Women's Approval process. Mr. Connor discussed the vehicular access by Brigham Way and Bridges Drive and the pedestrian access throughout University Station, all the sidewalks and how to get from the Hawthorne Buildings to multiple locations. The Westwood Fire Department has given feedback and asked for changes to have full access to all sides of the building, including direct access from the Park and the Courtyard. There is also access between Brigham & Women's and Hawthorne parking lots, they connect but is a chained emergency access.

### Applicant:

Mark Mastroanni, Pulte Building, was present to discuss the perimeter set goal and to conform to the vision of the Master Plan. 100 Unit Residential Condominiums to be called Hawthorne at University Station, with a proposed address of #120 and #130 University Avenue (Bridges Drive) It will not be a rental community. It is a 2.7 acre parcel with two four floor buildings with 50 condominiums, 23 one bedroom and 27 two bedroom in each building. There will be Ten affordable condos, Five in each building. ADA access into the building. 180 parking spaces, 1.8 per condo. 100 covered, 78-80 surface spaces. Bike storage, racks in garage and outside building. Trash with chute to the garage and single stream recycling in the surface parking lot. Lighting all LED University Avenue zoning safe.

### Applicant:

Dave Griffiths, architect for Pulte of New England was present to discuss the units, the exterior and materials.

### Applicant:

Mr. Connor said that he received comments from the Conservation Agent, Board of Health, Fire and Dedham Water District. He will work on formal responses and will be back on 1/30 to address comments.

### Peer Review Consultant Comments:

Mike Sinesi and Merrick Turner of BETA Group and KAO Design, peer consultants for the Town of Westwood on the project reported to the Board. Mike Sinesi spoke first. He reviewed the facade, railings, the renderings are improved, minor details are still being worked on like the downspouts, consider painting the downspouts. The slope will make the courtyard more private. Mr. Sinesi is looking for more detailed drawings to include lights and the elevator pop up on the roof.

Merrick, Peer Reviewer, In general no major issues with the application going forward but has outlined in the memo items to be updated, changed or clarified, updated lighting plans should be provided to show the lighting on the buildings. 1.8 parking spaces is adequate. Light stands are slightly different than the rest of University Station. The Board should provide input to the

Applicant on circulation specifically between the residential building's courtyard area out to the Bridge's way access street. Other items include update the landscaping plans to include all native species, sidewalks should all be five feet wide and concrete, turning templates provided to the Fire Chief for review.

#### Board Questions and Comments:

- Concerned with the recycling location, can it be in the garage too?
- Asked if there too many parking spots?
- Wanted the elevations of the project, with other views, is curious of the market cost per unit. Is there community space in the buildings, please look into recycling, pallet is a bit bland, will both building be same color too
- The Board has sidewalk concerns on Bridges Drive by the garage entrances, he wants to see benches, a bus shelter and zip car spaces.
- A Board member has concerns about the entranceway, seems dark and unwelcoming, wants to see more glass, he also wants to see a sidewalk drawing option.
- A package delivery area and drop off locations/loading area was a concern to the Board

#### Applicant

We have been given a lot of purpose and direction and will work on responding for the next meeting. Mr. Laubenstein thanked the presenters and ended the presentation.

#### Action Taken:

Upon a motion by Mr. Olanoff and seconded by Mr. Atkins, the Planning Board members voted 5-0 in favor to approve a Motion to continue on 1/30, 7pm at the Downey School Cafeteria.

#### **Other Business:**

##### **1000 Washington Street, Dedham**

#### Staff Comment:

Ms. McCabe gave an update on the Project in Dedham. Applicant will add a crosswalk from Dedham to Hogan Tire, but will not add a crosswalk across Washington Street up Gay Street. Town Meeting Warrant Closed. Ms. McCabe has added place holders for the Islington Redevelopment Plan and the Obed Baker House.

#### Board Comments:

- Mr. Gorman wants to add a few items to our agenda next time: reassess the parking after 3 months in Islington at 323 Washington Street and Affordable Housing

#### Committee Reports:

Mr. Atkins reported on the Pedestrian and Bike Safety Committee that he met with town staff about options for crosswalk improvements, options including updating some of the board's regulations and policies and other funding options need Town Meeting approval.

#### Open Space and Recreation Visioning Session:

Thursday February 1st at Thurston Middle School

Islington Task Force: The next meeting is on 1/10.

**Approval of Minutes:** Mr. Atkins noticed a slight change about 565 Gay Street item from November minutes. Upon a motion by Mr. Atkins and seconded by Mr. McCusker, the Board voted 5-0 in favor to approve the meeting minutes from November 28, 2017 as amended.

**Adjournment:**

Upon a motion by Mr. Atkins and seconded by Mr. McCusker, the Board voted 5-0 in favor to adjourn the meeting at approximately 9:54 p.m.

**List of Documents:**

<ul style="list-style-type: none"> <li>• Memo to Planning Board from A. McCabe dated 1/5/18 and revised 1/9/18 re: Meeting Summary for 11/28/17</li> </ul>	PDF
<ul style="list-style-type: none"> <li>• Application from Tree Warden, Brendan Ryan, for scenic road hearing for 453 Dover Road, photographs and public hearing notice.</li> </ul>	PDF
<ul style="list-style-type: none"> <li>• Application and Narrative for Special Permit and Project Development Review from Pulte Homes of New England</li> <li>• Public Hearing Notice for 1/9/18 hearing</li> <li>• Architecture package for Pulte Group, Pulte Homes of New England, entitled “Hawthorne at University Station” (10 pages).</li> <li>• Site plans entitled “Site Development Plans for Proposed Pulte Homes Hawthorne at University Station”, prepared by Bohler Engineering, 17 sheets, dated 11/27/17.</li> <li>• Modified Master Development Plan, Planning Board approved plan and motion from 4/11/17</li> <li>• Conservation Agent Comments dated 12/5/17</li> <li>• Health Director Comments dated 12/6/17</li> <li>• BETA Group’s review memorandum Re: Hawthorne at University Station Project Development Review, dated 12/21/17 (9 pages)</li> <li>• Rendering Perspective View dated 12/18/17</li> <li>• Pedestrian Circulation Master Plan</li> <li>• Hawthorne Proposed Addresses and Address Plan for University Station</li> <li>• Turning Templates for Fire Department Vehicles</li> <li>• Draft Operation and Maintenance Plan, dated January 8, 2018 for Hawthorne at University Station</li> </ul>	PDF
<ul style="list-style-type: none"> <li>• Memo to Planning Board from A. McCabe dated 1/5/18 and revised 1/9/18 re: Meeting Summary for 11/28/17</li> </ul>	PDF
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Respectfully Submitted:

Jessica Cole