

Planning Board Minutes
Tuesday January 16, 2018
Downey School Cafeteria, 250 Downey Street-6:30pm
Westwood, MA 02090

Call to Order:

The meeting was called to order by Chairman Laubenstein at approximately 6:36 pm. 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.

266-278, 277A, 277-283, 288,280, 291-295 Washington Street, 9 School Street, East Street Islington Village Redevelopment Public Hearing:

FMUOD (Flexible Multiple Use Overlay District) Special Permit, Earth Material Movement EIDR (Environmental Impact and Design Review), Proposal for mixed use building for first floor commercial with two floors of 18 condominium residences and underground parking at 288 Washington, renovated building for retail and childcare uses at 266-278 Washington, relocate and renovate branch library to 277-283 Washington, new retail pharmacy (CVS) building at 9 Schools Street, renovate Blue Hart Tavern for office and one residential unit, parking, landscaping and associated site improvements.

Applicant's Presentation:

Peter Zahka, attorney for applicant, Petruzzello Properties, introduced his client and project team, and gave a brief summary of the project's history. The Applicant has attended Islington Center Task Force meetings, and has made many revisions/eliminations, which has evolved from 28 apartments, now to 18 condos, no CVS drive-thru, affordable housing component, and replica of church (ICC) building.

Applicant:

Mike Carter, project engineer of GCG Associates for the Applicant
Gave an overview of the project. The project involves eight parcels, 3 ½ acres, four parcels belonging to Westwood and four parcels belonging to the Applicant. He spoke about lighting, landscaping, stormwater and drainage and parking spots. The existing library/Wentworth Hall will remain but be relocated to the west side of Washington Street.

Applicant:

Michael McKay of McKay Architects, Project Architect for Applicant

He spoke about a new CVS building on the School Street corner at Washington and School Streets, a new mixed use building proposed on the east street side of Washington Street, to be a new building but a replica of the former church proposed to be retail/commercial space on main level, 18 condos above and a parking garage on the lower level with two spaces per residential unit to be for the tenants of the condos. 13,000 square feet of retail space, eleven two bedroom condos and seven condos on the upper level. The current CVS building will be renovate inside and out with a new MMO and playground with 4,000 square feet and 8,700 square feet of retail.

Peer Review Consultant Comments:

Phil Paradis, BETA Group

Concerns and request for more information related to the following:

- Grading plan
- Pollution prevention plan
- Building heights to be shown on the plan, the height on the new mixed use building requires a waiver from the Board.
- Review of the parking for the Planning Board's determination as to if it is sufficient, should evaluate the shared parking
- Landscape buffer area to be reviewed by the Board, request a more robust landscape screening with evergreens and/or fence
- Affordable housing, the zoning requires 15% to be affordable
- Stormwater drainage may need to be updated
- Revise plans with size and locations of lighting details

Mike Sinesi, of KAO/DSK Design, the Planning Board's professional Peer Review Architect
Summarized technical points related to the following:

- Asked for all drawings to scale
- Elevations need to show heights
- Asked for rendering for the rear of existing CVS proposed for renovation
- Provide more details on the spacing for trees and tree types

Greg Lucas, BETA Group Traffic Review, the Planning Board's professional Peer Review Traffic Engineer

- Request for updated traffic data, applicant's data points are from 2015
- Would like more traffic intersection data
- Need existing driveway counts
- What kind of traffic will exist
- Need sight distance driveway evaluations

Board Questions and Comments:

- Why the Blue Tavern was tucked in the back? A board member expressed support to see the historic building on Washington Street near the library.

- Concerned that the sidewalks as submitted on the plans are not pedestrian friendly, request all sidewalks be improved for connectivity and accessible (crossing for the parking garage) and should all include ramps when transitioning to the parking areas
- Would like to see consideration for traffic improvements at the Washington and East Street intersection, specifically for a left turn onto East Street
- Multiple board members asked about the possibility of intersection adjustments.
- Multiple members are concerned with the number of affordable housing units (one proposed, three units required).
- Multiple board members would like to see a study on the exit onto School Street by CVS
- A board member asked if the church/mixed use building be adjusted to face the village instead of the Fire Station.
- Consideration for and turning movements for larger vehicles
- Wants to know more about the internal storage of buildings for storage of mail and deliveries
- Show the Bus Stop on Washington Street on the plans
- Asked to consider alternative uses for the Blue Hart Tavern become, or an addition
- Multiple board members are concerned about the landscape buffer adjacent to the residential and would like to see it enhanced
- The CVS is a huge improvement, but does not like the large triangles.
- Request to break up street face of the mixed use building
- What is the current vs new playground area for the MMO, enlarge playground

The Chairman opened the hearing to public comments.

Public Comments:

B. Demien, 471 East Street – Asked how this project would impact him as a direct abutter, specifically regarding vehicles existing and entering from East Street. The Chairman responded that the Board will continue to be reviewing this project and the potential impacts.

J. Layden , 136 School Street –Inquired about the cost benefit analysis specifically regarding the taxes on the existing property, the cost of relocating the branch library, the replacement of the community space, and what the Town will get in return.

S. Valentino, 111 School Street – Commented that he preferred the Blue Hart Tavern as shown set back from Washington Street.

M. Lynch, 56 Parker Street – Asked where the loading area was for the proposed CVS. The Applicant responded that it was on the west side of the building.

M. Jackman, 263 Washington Street – Expressed concern about the buffer from the new buildings and the lighting. She also noted the current condition of the property at 277A Washington and trash. The Applicant, Mr. Petruzzello, responded that Mr. Cohen is still the owner but he will reach out to him to about getting the trash cleaned up.

F. Fusco, 20 Pine Lane – Commented that she was concerned about where CVS loading will be and the exit on School Street. She is concerned about the trucks cutting through the Pine Lane neighborhood and asked about possible restrictions. The Chairman responded that they will continue to evaluate the traffic to try to find the source of the problem so it can be addressed.

N. Milosavljevic Fabrizio, 32 Webster Street – Commented on the affordable housing requirement of the application and expressed her opinion that the Board should not consider a waiver for the Applicant's request for less affordable housing units than required.

The Applicant, Mr. Zahka, responded that the submitted application called for one affordable unit in the mixed use building, they fully understand the project requires providing three (3) units (15%) and are looking for alternatives to providing them all in the condo building, an alternative such as rentals.

Mr. Olanoff wanted to clarify, that the applicant will provide the 3 units. Mr. Zahka, responded that they are working on providing the units in Islington. He also added they they will work on providing responses to the board and comments for the next meeting.

Christine Previtera, 16 Dean Street – Commented that there is an existing 40B near the Hanlon School and although this is not a 40B, she believes affordable homeownership condo units are possible.

Enkelejda Klosi, 31 Beacon Street - Resident and a member on the Islington Task force, but speaking as a resident. She asked about the exterior of the MMO building, asked about providing more windows, bigger and relocated playground space, more landscaping and more gathering space. Mr. McKay responded about the space between the renovated retail building and the new mixed use building, will add and show more windows, and will continue to study the playground.

Joseph Previtera, 16 Dean Street – Asked if the ICC property has been sold.

The Chairman responded that it has not and asked for an update from town staff on the status on the Land Disposition Agreement. Ms. Loughnane, Director of Community and Economic Development, responded that the Memorandum of Understanding was signed over the summer, and the Board of Selectmen and the Developer, Petruzzello Properties, are currently discussing and negotiating the LDA (Land Disposition Agreement). She noted that the Planning Board needs the LDA to before they can vote on the project.

Board Discussion, Questions and Comments:

- Concerned about where town space will go, for example ICC space.

Applicant: There is additional space behind the library.

Staff comments: Ms. Loughnane reiterated that the Board of Selectmen signed a Memorandum of Understanding over the summer which set forth several conditions

under which the applicant could apply to this board for a special permit and continue to negotiate a disposition agreement which is going on now and is ongoing. The Land Disposition agreement is a needed before the Board can vote and are going on at the same time as the Planning Board's review on parallel paths.

- Is MMO leasing the space?

Applicant: MMO will become a tenant, no longer a relationship with the town.

Relocate the Branch Library, new buildout of Library, 2000 square foot basement, town will pay for the cost of moving the Branch. Applicant will do the parking lot for prevailing wage. Land for 4,000 square feet for future town community programming space.

- Who will build and pay for the Community Space?

Staff comments: Ms. Loughnane explained that those questions will be answered later after an LDA is executed. The addition onto Wentworth Hall and lower level is to provide the community space, and this application proposes that the developer will give funds to the town to complete this work.

- With regards to the Wetlands, have you approached the Conservation Commission? When will you discuss it with them?

Applicant: Application to the Conservation Commission has been filed, and still needs to be signed, and scheduled with the Commission.

Staff comments: Ms. McCabe, recommended that the application move farther along with the Planning Board so that we can weigh in on the location before scheduling the hearing with the Conservation Commission.

- Is there a school impact study?

Staff comments: Abby McCabe, there was a fiscal impact study submitted with the application and the town has hired a fiscal consultant and will report back to the Board at an upcoming meeting.

- Who will own the Blue Hart Tavern?

Applicant: It will be owned by the Applicant with office space and a residential space above.

Action Taken:

Mr. Laubenstein told the Applicant that at the next meeting, there will be more discussion of waivers and zoning amendments, parking numbers, who they are dedicated to and a traffic pattern. He also requested a physical model of the project, and the Board was in agreement.

Upon a motion by Mr. McCusker and seconded by Mr. Olanoff, the Planning Board members voted 5-0 in favor to continue the public hearing of the Islington Village Redevelopment to Tuesday, February 13th at Sheehan School, 549 Pond Street at 7:30 pm.

Adjournment:

Upon a motion by Mr. McCusker and seconded by Mr. Atkins, the Board voted by 5-0 in favor to adjourn the meeting at approximately 8:42pm.

List of Documents: All available upon request as PDF documents

Public Hearing Notice
Cover Letter, Narrative and Application submitted by Petruzziello Properties, LLC and the Town of Westwood
Cover Letter from Town Administrator dated December 18, 2017
Plans entitled "Islington Village Site Plans, Washington, East and School Streets, Westwood, Massachusetts, prepared by GCG Associates, Inc. (15 sheets) dated December 12, 2017.
Architectural package and plans prepared by McKay Architects dated December 11, 2017 (14 sheets)
Fiscal Impact Memorandum prepared by Mark Fougere dated December 11, 2017 (10 pages)
Traffic Report, prepared by Bayside Engineering, dated December 11, 2017 (121 pages)
Stormwater and Drainage Reports and Information entitled "Application for Stormwater management Land Disturbance Permit Application, Drainage Design and Calculations" prepared by GCG Associates, Inc. dated December 12, 2017 (114 pages).
Memorandum prepared by BETA Group, Inc. dated January 12, 2018 (16 pages)
Memorandum from Conservation Agent, dated December 19, 2017.
PowerPoint presentation from Application, presented on 1/16/18.