

**Planning Board Minutes
Tuesday, January 30, 2018
Downey School Cafeteria
250 Downey Street
Westwood, MA 02090 7:00 PM**

Call to Order: The meeting was called to order by Chairman Laubenstein at approximately 7:06 p.m.

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.

University Station Phase II, Development Area B, Pulte Homes of New England Public Hearing (continued from 1/9)

Request for UAMUD* Special Permit and Project Development Review for the construction of two four-story residential buildings each with 50 condos units, parking under the buildings, ~80 surface parking spaces, landscaping and associated site improvements.

Applicant:

Mark Mastroanni, Pulte Building, was present to discuss and provided response comments to all the material previously submitted and requested at the last hearing. The Applicant spoke to Fire Chief Decker, have added a man door to the garage, added sidewalks, worked on the courtyard between the two buildings by incorporating a wall and landscaping, added Maple Trees of different varieties. Added two-15 minutes parking spots, a striped loading zone and a package delivery location. In the garage a recycling room was added along with more bike racks and more bike racks and benches were added outside. The signs will be more prominent and the lighting was updated. Pulte would like to re-name the buildings to 'Westwood Place at University Station' from the previous proposal for Hawthorne

Applicant:

Dave Griffiths, architect for Pulte of New England, was present to discuss the new color palette, and the adjustments they have made from the comments delivered on 1/9.

Peer Review Consultant Comments:

Craig Seymour, RKG Associates. Spoke about the physical economic impact reports. Mr. Fougere, the Applicant's fiscal consultant that prepared the submitted fiscal impact study could not attend. Mr. Fougere's report estimated just the revenues from the new development to estimate property taxes and Mr. Seymour concurs with the numbers. They added vehicle excise taxes and per capita revenues with \$657,000 annual revenues to the town. Public safety and DPW will not impact the town too much. In regards to the educational impacts, the RKG report estimates \$85,000 total impact to schools with \$18,000 per van, but estimate it will be up

to 12 students, not 8 as project in Fougere's report out of 100 condos, and an extra van will probably be needed but is within the cost originally anticipated and within the amount of funds originally received at the start of the University Station project. Seymour estimates this application will provided \$322,000 total positive fiscal impact to the Town.

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 had no comments at this time. Merrick Turner is still going through the comments, and will have his final comments next week. His concerns are the sidewalk materials shown as asphalt and cape code berms, some more lighting needed in a couple areas, adding 1-2 more lights.

The draft Operations & Maintenance Plan was submitted and needs to be reviewed further.

Staff & Planning Board Questions/Comments:

- Is the level of lighting too low? Merrick responded, that it is reasonable, but 1-2 fixtures would help.
- Ms. McCabe asked about the construction of the project, schedule and phasing of the project. The applicant responded that Building I, closest to the railroad tracks, will be built first, construction will be staggered.
- A Board member asked if they would build both buildings and if there was a chance only one would be built. The applicant said that Pulte is very confident that both buildings will be constructed as they plan and that the product will be well received.
- What will the time be between opening up Building I and Building II? Applicant said they will start building in Spring of 2018 and it takes 10-11 months, and Building II will begin 6 months after, both buildings should be done by Spring 2020. And the park will be done last.
- What about accessible ramps, crosswalks and Bike Racks? Remember to make sure that the bike racks need a 2 foot clearance, please install them correctly.
- Concerns about the eliminated parking spaces for the Man Door. The applicant said that each garage will have 50 spaces.
- The board is still concerned about the emergency access and feels that the chain is dangerous. It has been discussed with the Fire Chief and we need something with reflectors.
- The board wants the sidewalks to be concrete to be consistent with the area, and last longer, 6 inches above the ground, and concerns about the traffic island in the parking lot, it should be granite. The applicant explained the traffic pattern which allows for 2 way traffic, and complies with fire safety.
- What about the slope? Merrick assured the board that he is not concerned with the 3% slope which is fairly flat and that grading is not a concern.
- What about asphalt vs. concrete? The applicant will do black asphalt and stamped concrete in an earth tone color. The applicant has experience with asphalt sidewalks and has had success with bituminous sidewalks, they are easier to repair and it is a better product than concrete.
- Why are the doors closest to the courtyard gazebo area inaccessible?

- A member believes the plans are wrong and that the elevation from from the back cannot be 3 feet.
- A board member asked about providing a bus shelter. Why are there no chutes for recycling? The applicant said that they heard the comment, and discussed it at length, but in the end opposed a recycling chute.
- Can greenery be added near the garage approach? The applicant said that they can add conifers and evergreens to supplement the Maples. Evergreens will be in the parking lot by the Brigham & Women's side too.
- Why not a ramp system between the two buildings, the courtyard and the entrance drive? The applicant wanted to design a private courtyard space for the residents. The courtyard is not intended to be a cut through, the public will have a park they can use. The courtyard is the outdoor space for the residents and the wall also helps with safety and security concerns.
- The board asked about the mailroom/package area. The applicant responded that they have provided a small package room.

Public Comments:

J. Onderdonk, 28 Lynn Terrace. Ms. Onderdonk expressed the Town's need for a variety of housing in Westwood, the residence will be great for people who want to downsize in town. It will meet the needs of many. She commented that she has worked with Pulte on 10 projects in 10-15 years and has never seen Pulte not finish, they always finish the products. They will be desired and will resell, and they have lots of experience.

Staff comments:

Ms. McCabe asked the Board members their input on the sidewalk types. The board members responded that they'd like to see the concrete.

Ms. McCabe asked the Board members their thoughts on the chain going into the B&W property, and board members responded that a gate is preferred. .

The Fire Chief noted that he may have some other suggestions for consideration and he will pass it on to Ms. McCabe.

Ms. McCabe added that the construction timing should be considered and discussed by the Board and asked if the exterior of Building II could be done first, maybe just the shell.

The applicant will look at it and get back to the Board.

Action Taken:

Upon a motion by Mr. Olanoff and seconded by Mr. McCusker, the Planning Board members voted 5-0 in favor to approve a Motion to continue the public hearing to Tuesday, 2/27, 7pm at the Downey School Cafeteria.

Review of articles submitted for Annual Town Meeting, Preliminary Discussion

Before discussing the articles to be submitted for the Annual Town Meeting the board had a few comments, concerns and questions for Ms. McCabe relative to the Town Meeting and zoning amendment process Ms. McCabe explained that the town has 2 Town Meetings a year and the Selectmen open the warrant in September for fall Town Meeting, so the summer is when we

should start to think about zoning articles. The warrant was opened in mid-December and it closed January 8th for Annual Town Meeting and the Board did not meet between those dates, and that is why Ms. McCabe did placeholders on zoning articles that were anticipated for this spring. Ms. McCabe will work on a Public Hearing notice, the specifics of the language can change, but it needs to be clear, and within the scope of the article as summarized in the hearing notice. By 2/27, the Board should make a recommendation to the Finance and Warrant Commission (FinCom) on the zoning for Islington Center Redevelopment for 9 School Street and 277A Washington Street to be prepared for the Fin Com's March 5 hearings.

1st Placeholder – Zoning Map Amendment Relative to Islington Center Redevelopment and the boundaries of the FMUOD-6 District possible expansion to 9 School St. and 277A Washington St.

Staff and Board Comments:

Keep the buffer

Support redrawing the boundaries

Allow for an exception for CVS

Change zoning for lot at 9 School Street, which will not happen until Town Meeting, so any prior approvals are subject to and contingent upon the zoning change.

By 2/27 make a recommendation on the zoning

The board needs four of five votes on the special permit for the project and need $\frac{2}{3}$ vote for zoning changes

Ms. McCabe recommends voting before Town Meeting.

2nd Placeholder – Zoning Amendment Relative to FMUOD size of retail sales and services establishments

Staff Comments:

Ms. McCabe stated that the size of the retail service establishment space is over the current limit of 10,000 sq. ft., and the Islington FMUOD project proposes a larger CVS.

The Board discussed different ways to allow this in all FMUODs, just 6, or be more specific in the uses such as calling our combined uses with pharmacies that can go over 10,000 sq. ft.

The Board recommended only allowing up to 15,000 sq. ft. in FMUOD6/Washington Street only by replacing "10,000 sq. ft." with "15,000 sq. ft." Ms. McCabe will draft a public notice to allow the board to consider up to 15,000 sq. ft. of retail services and sales space in FMUOD6.

Placeholder – Zoning Amendments Relative to Obed Baker House at 909 High Street including possible map amendment to adjacent parcel on High Street (Map 21, Lot 43).

Staff Comments:

Ms. McCabe explained this is a placeholder for the two parcels that are zoned for local business, but there were no responses about the space. The board agreed that we can do it another time, and it will not be included at Town Meeting.

Placeholder – Zoning Amendments Relative to University Avenue Mixed Use Overlay District

Staff Comments:

Ms. McCabe said that this was submitted as a placeholder and may come off, no specific zoning changes are proposed at this time but this was submitted as a placeholder while you and the Board of Selectmen are currently review the Phase II of University Station and the Pulte residential project.

Petitioner Article – Zoning Amendment to Limit Number of Residential Dwelling Units in FMUOD 6 & 7

Staff Comments:

Ms. McCabe discussed the proposal to limit the number to 30 dwellings. The article was received on 1/8. The Planning Board's role is to make a recommendation to the Finance Commission. Ms. McCabe will send out all information via mailings, website and newspapers for the 2/27 hearing.

Other Business:

Review of upcoming ZBA Applications -
3 special permits for residential properties

Ethics Training

Review Annual Conflict of Interest Summary, and take Ethics online Training:

<http://www.muniprog.eth.state.ma.us/>

Please take it and return signed form to Ms. McCabe or the Town Clerk.

Community Reports

Open Space interactive meeting at Thurston Middle School on 2/1.

Annual Report

Ms. McCabe prepares it, if the Board has any comments or thoughts she can include it in the report. Annual Report of Planning Board related activities are due 4/2.

Meeting Schedule Review

The Board will need to move 9/4 meeting to 9/5. 9/4 is a State election, so Ms. McCabe recommended the meeting be changed.

Approval of Minutes: 1/9/18

Take out individual names. Make sure we are following the standards of the Open Meeting Law.

Upon a motion by Mr. Olanoff and seconded by Mr. McCusker, the Board voted 5-0 in favor to approve the meeting minutes from 1/9.

Adjournment:

Upon a motion by Mr. McCusker and seconded by Mr. Gorman, the Board voted 5-0 in favor to adjourn the meeting at approximately 10:00 p.m.

List of Documents:

Public Hearing Notice for Pulte Homes of New England, Opened 1/9/18
Pulte's Response to Comment Letter, dated 1/22/18, prepared by Bohler Engineering
Revised site plans, dated 1/18/18
Updated Architecture Package, dated 1/29/18
Perspective View from Common Driveway, Parking Lot, Section A
Memorandum from Fire Chief, John Deckers, dated 1/27/18
Draft Operation and Maintenance Plan
Memorandum from Sarah Bouchard, dated January 25, 2018
Peer Review Report from RKG Associates, dated January 29, 2018 (7 pages)
List of Town Meeting Warrant Articles
Summary of Conflict of Interest Law and Notice to Municipal Employees
Draft minutes from 1/9/18 and 1/16/18