

**Planning Board Minutes
Tuesday, February 13, 2018
Sheehan School Cafeteria
549 Pond Street
Westwood, MA 02090 7:30 PM**

Call to Order: The meeting was called to order by Chairman Laubenstein at approximately 7:33 p.m.

Present: Planning Board members present: Trevor W. Laubenstein, 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. Not present: Steven H. Olanoff

1. 266-278, 277A, 277-283, 280, 288, 291-295 Washington St., 9 School St., East Street - Islington Village Redevelopment - Public Hearing continued from 1/16. Request for FMUOD* Special Permit, Earth Material Movement, and EIDR* proposal for new mixed use building for first floor commercial with two floors of 18 condominium residences and underground parking at 288 Washington, renovate building at 266-278 Washington Street for retail and childcare uses, relocate and renovate branch library to 277-283 Washington, new retail pharmacy (CVS) building at 9 School Street, renovation considerations for the historic Blue Hart Tavern, parking, landscaping and associated site improvements.

Applicant

Peter Zahka, attorney for applicant, Petruzzello Properties, went over the fiscal impact overview. The applicant presented the comparison. Went over projected revenues with a less than 5% difference than what the Planning Board's fiscal peer reviewer (RKG) reported to the Board. Projected Municipal costs the town came up with a higher projection.

RKG Fiscal Consultant for the town: Craig Seymour reported to the Board that he only found relatively minor differences in the financial estimates from what was submitted in Mr. Fougere's report. Mr. Seymour's report to the Planning Board projects only three students would be estimated in 18 condo units, which matched the Applicant's report. He summarized how he came up with his numbers compared to Mr. Fougere's report and finds that this project provides a positive fiscal development for the Town and concludes that there would be a total annual net positive benefit to the Town of \$395,800 as outlined in his report to the Board dated February 9, 2018

Board Comments and Questions:

A board member asked about the comparable data, Framingham and Natick.

No direct comparisons-did a range of newer housing and condos.

Student rate at University Station?

1.15 for apartments

Did you include the rent from MMO? No, we treated as a separate operation.

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Applicant:

Sue Harrington, GCG Civil Engineering

Ms. Harrington gave a brief overview, what the town owns vs. what the applicant owns. What the applicant is planning on doing with the current and new spaces. She spoke about the Blue Hart Tavern and their reasoning to remove the building from the proposed plans because it does not fit with the proposed CVS at the corner of School and Washington Streets and the necessary circulations in the parking lot for the traffic flow and delivery trucks.

The Applicant discussed the architecture. He showed pictures of the buildings with changes made since the last meeting.

Applicant, Kenneth Cram, Bayside Engineering, Traffic Consultant.

Mr. Cram explained that he did a comparison from 2015 vs Dec 2017-Jan 2018, volumes are comparable, took into consideration safety factors, crashes, site distances, etc. did all requirements and followed Mass DOT guidelines. He explained how he looked at intersection of East/School/Washington Street. He presented 6 options, not all will work and most liked was option 3 which added an additional left turning lane on to Washington Ave southbound. Better overall level of service. Draft Traffic Study will be finalized soon.

Board Comments:

Please explain option 3 vs. option 4

Will they have an arrow? Yes

Option 3 seems like it only works for the evening commute.

For the morning commute is anything being done of School Street? No

What dates did you collect the data? Dec14, Jan 20 and Jan 25

What do you recommend? Option 3

What is your final analysis, did you include the left out of CVS or backing out of Wild Blossom?

Ken will look into that along with the signals, which will probably need to be updated.

Applicant: Mr. Zahka, Attorney. Mr. Zahka explained that they propose providing three affordable units off site but in the area at the applicant's nearby buildings. He proposes one additional affordable unit at 321 Washington Street and two at 256 Washington Street. There are currently two apartments at 256 Washington Street that are market rate. The additional affordable unit at 321 Washington St. will make 25% of the units affordable and all 12 units would then qualify to be counted on the Town's SHI (Subsidized Housing Inventory).

Peer Review Consultant Comments: Phil Paradis, BETA Group

Mr. Paradis brought to the Board's attention to the number of parking spaces on both sides of Washington Street. The Planning Board needs to make a determination on the number of parking spaces needed and he recommends a loading zone for the commercial businesses.

Staff and Board Comments:

Parking spots are based on zoning but flexible in the FMUOD.
Zoning numbers can go up if there is a restaurant because it is based on the number of seats.
Hours of usage? During business hours? Retail space is not defined yet, so hard to say.
The Board clarified that the East Street side is short 30-35 spaces, and the School Street side is right at capacity.
Ms. McCabe mentioned that the required number refers to the underlying zoning, and it can be flexible in the overlay district.

Applicant Comments:

Mr. Zahka said that the East Street side spots are short due to the change from apartments to condos.

Board Comments:

Did you consider the Ball Field parking? No, just what is on-site.
A board member asked about the MMO space and what they use for parking.

Staff Comments:

Ms. McCabe summarized the memorandum from the Board of Selectmen provided in the Board's meeting packets. The Selectmen would like to point out the number of opportunities provided with this project. The Selectmen are currently still in the process of negotiating the land disposition agreement. They would like to see the Planning Board hold up all the zoning requirement for providing affordable housing and they would like to see traffic improvements. Maximize public green space Blue Hart Tavern moved up to Washington Street if it's going to be incorporated into the project and restored are also important considerations. Ms. McCabe also noted that WAHA, Inc. and Westwood Housing Authority submitted a memorandum and asked the Board to consider lowering the minimum income level for the affordable units.

Nancy Donahue, Historical Commission:

Ms. Donahue gave a history of the Blue Hart Tavern with a slide show.
170 historic buildings in Westwood, probably the oldest commercial building in Westwood, built in 1740.

Board questions and Comments to Ms. Donahue about the Blue Hart Tavern:

Did Washington really slept here?
Pretty likely that he did, strong suspicions
Do you agree with the builder that there is no longer any significant structure left as original to the building? No, it still has life structure.
What is original? Not fully sure, need to study more.
How would you feel about a historical restoration versus if just the structure itself was used?
Ms. Donahue would like to see the structure preserved.

Questions to the Applicant:

What is your opinion on the originality of the building? I don't really see anything beside the couple of mantles that are inside, the outside, the shingles, the windows, nothing is really historic. The Obed Baker House is historic and original.

What type of frame is it? 2x4

How easy would it be to strip it down to the frame, salvage the frame?

The applicant thinks that it would fall down.

Could it be taken down stick by stick? Yes, maybe stick by stick

We spent a lot of time and money trying to figure it out. 2 mantles in the house, one is cracked and one is peeling off the wall.

Board Comments

Is there some use for the building?

Things need to adapt to survive.

Would like to see the building preserved, even in the back than being demolished.

The Selectmen would like to see it preserved too.

Staff and Board Discussion:

Ms. McCabe discussed the zoning requirement for providing 15% minimum of units must be affordable within an FMUOD project, which requires three units based on the 18 condominiums are proposed. The Board has the authority to accept another alternative which the Board finds to meet the Town's housing needs. She explained that the Applicant's proposal is for 3 rental units, and staff supports this because with this proposal, 3 new affordable units would be created and a total of 14 new units would be added to the Town's SHI (subsidized housing inventory) because of the 25% opportunity in rental buildings.

A board member discussed the need for affordable ownership housing in town and his desire to support affordable home ownership opportunities for young families and more than one bedroom rather than one bedroom rental units.

MMO, Director, Ellen Naughton

Ms. Naughton stated that she prefers not to have a playground in the parking lot, the current playground has been there for a long time. The proposed space is different than the existing space and they currently have teachers parking on site and parents drop off.

Board Comments:

The Board wants to see more green space and gathering space.

A board member was concerned about the impacts to the Ballfield, School Street Playground and parking concerns.

Attorney, Peter Zahka responded that they propose the Blue Hart Tavern be removed from the project or set back from Washington Street. Mr. Zahka explained that the Applicant originally proposed apartments where the on-site affordable units were possible but the change to condominiums at the Town's request do not make the project financially feasible. The proposal

to provide the affordable units off site but within the Islington area at two other building's owned by Mr. Petruzziello is a good opportunity. They need a determination from the Board on the affordability before proceeding.

Board Comments:

Does one affordable condo make it not fiscally beneficial?

When it comes to the affordable component, you would only get one condo in the mixed use building but the affordable rental units work better. The applicant says that it has to work with the town, the bank and him.

A board member thinks that the town is giving up a lot of real estate.

Public Comments:

Bill Delay, 148 School Street – Commented that he believes the Blue Hart Tavern lost historical value when it was moved. The cost to renovate the Blue Hart Tavern could be \$4-\$8 Million. He asked about the Town's plans for the library and update on Town's work.

Nora Loughnane, Community & Economic Development Director, responded that the Selectmen and Petruzziello are still working on the disposition agreement and the Town is working on the library/community/youth and family services space.

June Cassidy, 628 High Street – Posed several questions to be considered during the process. She asked about real estate taxes coming back to the town, who owns which land, who the MMO would be leasing from. She asked clarification on some of the entrances and existing specifically on School Street from CVS.

Mr. Petruzziello responded that the cub cuts will be in similar locations. He currently owns the CVS property and that is proposed to stay the same so CVS would remain his tenant. The town currently owns the MMO space but this project proposes new space for the MMO and the MMO would become his tenant. He would own the property with the new retail building and the mixed use building.

Mary Layden, 136 School Street – Asked how much it was cost the town to complete their portion of work, which part of the School Street parcel is proposed to be given to the Town, and requested a change to the traffic signal on East Street. She questioned how much it will cost the town to do the proposed work.

Nora Loughnane, Community & Economic Development Director, responded that the Board of Selectmen are responsible for the land disposition agreement and they are reviewing, the Board is working with an architect to provide plans for building a community center, moving Wentworth Hall and for developing the area outside along with a cost estimate. She thinks that it will cost more than the amount of money that was offered, but the Selectmen will negotiate for more money. Still unsure of the total cost, but Ms. Loughnane will return any findings back to the Planning Board.

Joe Layden, 136 School Street – Questioned why the library was being relocated and asked about what the town will get.

Jennifer Ferraro, 130 Phillips Brook Road - What is the plan for the Youth and Family Services. Where is it going? The new Community Space? Is the Youth and Family Services good with 2,000 square feet?

Nora Loughnane replied that the Islington Community Center is the current home for the Youth and Family Services and multi-purpose community space. They are proposed to be relocated into the new location for the library and an addition and new basement constructed and will go into the proposed new community space. Yes, Youth and Family Services will be fine in the 2,000 square foot space.

Board Comments:

We have not reached a decision on the Blue Hart Tavern; please present the best proposal possible. Also the board is split on the affordable housing aspect and will continue to consider it.

Action Taken:

Upon a motion by Mr. McCusker and seconded by Mr. Atkins, the Planning Board members voted 4-0 in favor to approve a motion to continue on 2/27, 7pm at the Downey School Cafeteria.

*Change in agenda did # 3 before #2.

3. 85 Burgess Avenue-Earth Material Movement EIDR* Public Hearing- Proposal to import~900 cubic yards of earth to regrade property for the construction of a single-family residence.

Dan Merrikin-Merrikin Engineering, explained that the project proposes to demolish the existing house, bring in fill to regrade the lot to construct a new house.

Staff and Board Comments:

Trucks will come up rt. 109

Memo from Phil, acting as the Town Engineer, has no concerns. He recommended the street be protected from tracking any excess dirt and if there is any damage on the road be repaired right away.

Plan start? Waiting for a building permit, in the next month, so first 2 months of the 6 month project.

Cutting trees? Yes, some clearing. The area behind the lot is wooded.

Public Comments:

Ellen Rawlings, 86 Greenhill Road – Asked which trees are proposed to be removed.

A Board member was concerned on the times of construction outlined in staff's recommended conditions that include the bylaw section related to hours of construction and asked about shortening the times as he was worried about complaints.

Ms. McCabe said that if we shorten the days, the project will take longer overall but the Board can place a condition for more restrictive hours of work.

Action Taken:

Upon a motion by Mr. McCusker and seconded by Mr. Atkins, the Planning Board members voted 4-0 in favor to approve a motion to approve the application for Earth Materials Movement.

Upon a motion by Mr. Atkins and seconded by Mr. McCusker, the Planning Board members voted 4-0 in favor to close the public hearing on 85 Burgess Avenue.

2. 256 Washington Street EIDR* Public Hearing - Proposal to replace windows, install new doors, modify walkway and landscaping for new commercial uses.

Applicant, Peter Zahka, attorney explained that the property is the former Ski Shop and they will be proposed to relocate the barber shop and a local tailor into this space. Each retail tenant will have their own entrances.

Board Comments:

Will you add shrubbery or plantings?

It is already there, trees will stay and the sign is being replaced.

Discussion of the 3 waivers.

Ms. McCabe, a question of the lighting. When will the lighting be turned off?

Applicant responded that the sign will be on a timer and will be shut off by 8 pm.

Mr. Laubenstein then addressed the applicant with Section 7.3 of the Zoning Bylaw.

Action Taken:

Upon a motion by Mr. Gorman and seconded by Mr. Atkins, the Planning Board members voted 4-0 in favor to accept the request for three waivers requiring the exterior lighting plan, traffic study, and providing the presentation model.

Upon a motion by Mr. McCusker and seconded by Mr. Atkins, the Planning Board members voted 4-0 in favor to approve the application of 256 Washington Street EIDR with the conditions listed in staff's memo.

Upon a motion by Mr. McCusker and seconded by Mr. Atkins, the Planning Board members voted 4-0 in favor to close the hearing on 256 Washington Street EIDR.

4. Review of Zoning Amendments Submitted to Town Meeting- Discussion and review of articles

Ms. McCabe’s update on the Obed Baker House, it has been withdrawn, and it will not have to be discussed. For the next meeting, she will have a draft presentation and discuss the full articles for Fin Com. Continued Islington and Continued University Station are also scheduled for February 27.

Other Business: No committee updates to report.
The Board confirmed rescheduling 9/4 meeting to 9/5.

Approval of Minutes: 1/16/18 draft minutes provided, 1/30 minutes are still in progress.

Upon a motion by Mr. McCusker and seconded by Mr. Atkins, the Board voted 4-0 in favor to approve the meeting minutes from 1/16/18.

Adjournment:

Upon a motion by Mr. McCusker and seconded by Mr. Gorman, the Board voted 4-0 in favor to adjourn the meeting at approximately 10:34 p.m.

List of Documents:

Agenda	PDF
<p>Islington Village Public Hearing</p> <ul style="list-style-type: none"> ● Summary of Changes-from Petruzzello Properties, LLC, 3 pages ● Revision Narrative Responses-from McKay Architects, to The Town of Westwood, 1/31/2018, 6 pages, ● Architectural Plans, drawings of CVS from McKay Architects, 1/16/18, 16 pages ● Revised Site Plans-from Giorgio Petruzzello, revision 2/7/18, 16 pages ● Traffic Memo-From Bayside Engineering, 2/1/2018, 88 pages ● Applicant’s fiscal Report-From Mark Fougere to the Town of Westwood, 12/11/2017, 10 pages ● Engineering second response letter-From GCG Associates to Abigail McCabe, 2/7/2018, 6 pages-Response to BETA’s Review Comments ● Revised CVS Rendering-1 drawing ● Housing Partnership Comments-Memorandum from Sarah Bouchard to Abby McCabe, re: Comment on Planning Board Application for Islington Village Redevelopment, 1/25/2018, 1 page ● Selectmen Memo to Planning Board (MOU Attached)-to the Planning Board, re: Islington Redevelopment Project, 1/30/2018, 8 pages ● Peer Review Consultant’s Fiscal Report-From RKG Associates, to Abigail McCabe, re: Proposed Islington Village, 2/9/2018, 8 pages ● BETA Traffic Mitigation Review Memo (Planning Board’s Peer Review Consultant)-From BETA, to Abigail McCabe, re: Traffic Memorandum Peer 	PDF

<p>Review, 2/9/2018, 2 pages</p> <ul style="list-style-type: none"> ● WHA & WAHA Memo to Planning Board-From Jill Onderdonk to The Planning Board, re: Affordable Housing Units, 2/12/2018, 1 page ● BETA Peer Review Memo-From BETA, to Abigail McCabe, re: Mixed Use Development Peer Review, 2/12/2018, 18 pages ● Housing Agent Memo to Planning Board-From Sarah Bouchard to Abby McCabe, re: Comment on Planning Board Proposal for Islington Center Redevelopment, 2/12/2018, 2 pages ● Presentation Material for 2/13 Hearing-From Petruzziello Properties, 20 pages ● Historical Commission Presentation to Board of Selectmen Fall, 2017 	
<p>256 Washington Street</p> <ul style="list-style-type: none"> ● Public Hearing Notice-1/18/2018, 1 page ● Application and Plans-From Peter Zahka to the Westwood Planning Board, 10 pages ● ZBA Special Permit Approval-10/27/2018, 8 pages ● Town Planner Admin. EIDR Approval-from Petruzziello Properties, to the Westwood Planning Board, 11/28/2017, 4 pages ● Aerial View ● Google Street View 	PDF
<p>85 Burgess Avenue</p> <ul style="list-style-type: none"> ● Public Hearing Notice-1/18/2018, 1 page ● Application and Plans-from Merrikin Engineering, to the Westwood Planning Board, re: 85 Burgess Avenue, 1/9/2018, 5 pages ● Engineering Comments-from BETA to Todd Korchin, re: 85 Burgess Avenue, 1/31/2018, 2 pages ● Aerial View ● Revised Plan Narrative-from Merrikin Engineering, to the Westwood Planning Board, re: 85 Burgess Avenue, 2/11/2018, 1 page ● Revised Plan 2/12/2018-from Paul DeSimone, Land Survey, 1 page ● Google Street View 	PDF
<p>Review of Zoning Amendments Submitted to Town Meeting</p> <ul style="list-style-type: none"> ● Public Hearing Notice with Full Text of Proposed Articles-2/7/2018, 3 pages ● Proposed Zoning Maps, 4 pages ● Petitioner Article, 1/8/2018, 8 pages <p>Autumn Estates ANR Plan</p>	PDF