

**Planning Board Minutes
Tuesday, February 27, 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 7:05 p.m.

Present: Planning Board members present: Trevor W. Laubenstein, David L. Atkins, Jr., Steven H. Olanoff, 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.

1. [University Station Phase II, Development Area B, Pulte Homes of New England Public Hearing](#) (continued from 1/9 & 1/30) - Request for UAMUD* Special Permit and Project Development Review for the construction of two four-story residential buildings each with 50 condos units, 50 parking space under the each building, 77 surface parking spaces, landscaping and associated site improvements.

The Applicant:

Mark Mastroianni, Pulte project manager, was present to discuss adjustments made to the plan since the January hearing. He explained that all sidewalks have been revised to be concrete, they have worked with the Fire Chief to proposal collapsible bollards, added additional landscaping specifically near the garage entrances, added a bus shelter, and added in the parking island and updated lighting plan to add additional lighting. A sequencing plan was submitted showing them starting and staggering construction on Building I first and II.

Comments from Peer Review:

Merrick Turner, of BETA Group, said that technical issues are satisfactory and all requested updates have been incorporated and responded too. The Board should discuss the construction sequencing.

Staff and Board Comments:

- List of suggested conditions from Ms. McCabe in packets.
- Entranceway to the garage? Evergreens were added to the plans.
- What were the agreements made at the Selectmen's Meeting? Ms. McCabe responded that the Development Agreement was amended.

Dan Bailey, Special Town Council, further explained that the Board of Selectmen and New England Development (NED) voted on a Memorandum of Understanding (MOU) to Amend the Development Agreement at the Selectmen's Meeting last night. The University Station project is in a contract. Before the Planning Board can vote on the special permit the Development Agreement needed to be reviewed and amended as

necessary. The MOU was voted on last night and signed today allowing the Planning Board to consider the special permit application. An amendment of the Agreement is for the developer to give the Town \$489,000, which is the amount of unspent building department fees originally to be returned to the Developer but will now be returned to the Town. Mr. Bailey also added that the Development Agreement was amended to include 75% of all future proposed uses is commercial and not all residential, thus residential cannot be more than 25% of a project.

- A Board member asked how the \$489,000 will be used. Mr. Bailey responded that the money will be used for affordable housing.
- A Board member asked about the originally approved 600 units? Will that happen? Nora Loughnane, Community & Economic Development Director, responded that the University Station Project was approved for up to 2.1 M Sq. Ft. of commercial and that it should come along with the housing, housing cannot come alone. Ms. Loughnane explained that zoning allows for up to 650 residential dwellings but right now the Board is considering the 100 unit proposal which would create a total of 450 and it is not certain if there is a market for more residential.
- What is the guarantee that the money will go to housing? Mr. Bailey said that it has been provided so that other housing can be built elsewhere in the Town and will keep Westwood at 10% to help will meet the minimum requirements with the 2020 census.

Public Questions and Comments:

The Chairman opened the hearing up to public comments, to which there were no comments.

Board Comments

- Ms. McCabe, said she prepared two options for conditions for the Board to consider in relation to the sequencing of the buildings; building II first or specific requirements for landscaping and guarantees if building I was constructed first, Mr. Laubenstein summarized the conditions related to construction and the sequencing. Mr. Mastroianni responded that they'd prefer only a reference to the submitted sequencing plan.
- Board wants to know the safety issue of starting building I first. Applicant said, build Building I and occupy the area clean it up and then residents can be separated from construction.
- How to build site access? Applicant responded that there will be an easement adjacent to Building II to complete the building.
- Board member worried about a hole happening if Building II is not built. Pulte, the park will be 80% completed when the B&W opens.
- Ms. McCabe had a suggestion, some insurance for the Board to permit staggered construction and add landscaping if there was a significant delay. Applicant, a lot to take in, would like an opportunity to look it over, probably can't agree too. Ms. McCabe suggested a surety to provide mature tree plantings to be posted to secure work that is not completed. Landscaping plans are agreeable.

The Board and Applicant discussed how the site could be totally landscaped for occupancy.

The Board reviewed language for plantings at Building I done at occupancy and landscaping of Building II done at occupancy of building II.

- Pulte reviewed all 16 conditions.
- Series of conditions, the Board discussed suggested conditions # 2 and 3 related to the construction phasing. The Board asked if any waivers were requested or needed and the Applicant and Staff responded that there were not specific waivers needed.
- The Board discussed the conditions.
- Staff noted that there needed to be something binding to the sequencing to capture the Board's concern with building I before building II and specific language was discussed.
- Town Council recommended the sequencing plan be attached to the approval as Exhibit A.
- Ms. McCabe suggested the condition 2 and 3 to be more specific and the Applicant should return to the Board if there were to be a 3 month delay and to submit a landscaping plan.
- Nora Loughnane, Community & Economic Development Director, added that the Applicant is agreeing to come back to the Board, but it should be more than an update to the Board, the Board should have the ability and authority to impose a performance bond, which would address the Board members concerns and that specific language needs to be in the condition.
- The Chairman asked the Applicant if this was acceptable to the Applicant? Ms. McCabe will write the full decision and review to be sure it is close enough to match up what we said tonight and voted on.

Action Taken:

Mr. Atkins made a motion to approve the applications for a special permit pursuant to Zoning Bylaw Section 9.7.4.5.4 and Project Development Review pursuant to Zoning Bylaw Section 9.7.12.2.2 submitted by Pulte Homes of New England based on the following four project findings discussed this evening and subject to the 16 conditions discussed and amended tonight and as outlined in the Town Planner's mem to the Board last revised 2/27/18. The motion was seconded by Mr. Olanoff, and voted 5-0 to approve.

Upon a motion by Mr. McCusker, seconded by Mr. Olanoff, the Board voted 5-0 to close the public hearing.

2. University Station Phase II, Approval Not Required (ANR) Plan - Lot K and Lot L for Assessor's Map 33, Lot 056 on the east side of University Avenue. Ms. McCabe explained that this ANR plan creates the lot for the residential buildings and meets the minimum frontage on University Avenue.

On a motion made by Mr. Olanoff, seconded by Mr. McCusker, the Board voted to approve the ANR plan.

3. Islington Center FMUOD* Special Permit -266-278, 277A, 277-283, 280, 288, 291-295 Washington St., 9 School St., East Islington Center Public Hearing continued from 1/16 & 2/13 - 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, Petruzziello Properties, gave an update on project revisions, traffic and parking overview.

Sue Harrington, GCG Associates, project engineer summarized the site plans showing the Blue Hart Tavern is back on the plan, updated landscaping plan and sidewalks, buffering areas expanded with 8 foot arborvitaes. The size of the MMO space has increased to 5000 sq. ft. and the size of the playground has increased.

Ken Cram, Bayside Engineering, presented 6 options for the intersection. He gave a summary of the traffic scenarios, he believes Option 3 provides the best 'bang for your buck' and signal upgraded.

Peter Zahka, attorney for applicant, Petruzziello Properties, presented a parking analysis, looked at proposed parking, noting that the requirement is whatever is determined to be sufficient by the Board. Close to the peer reviewer in parking numbers on the recommended minimums. He discussed the number of spaces required in other parts of the zoning bylaw vs what the applicant is providing. He suggested that people may not drive, will walk, take their bike or even the bus and may not need as many parking spaces. Mr. Zahka is confident there is enough parking.

Mike McKay, Project Architect for the applicant, presented new and old sketches of the project. There will be a tree line along East Street. Gables were added on the renovated MMO building. Mr. McKay made a model for the Board to review as requested. Each building is to scale. The Board got up to view the model along with some residents.

Peer Review Consultants for Planning Board:

Phil Paradis from BETA Group summarized the parking with slightly different parking numbers from the Applicant based on more recent plan revisions. He reviewed what is available today, the expected parking demand. Presented existing parking spaces vs proposed parking spaces. His review is based on the current uses, proposed uses, and parking demands and did not consider, walkers, bikes and buses. Essentially, there is a total net deficit of 12 parking spaces

from what the demand expects. The School Street side has a parking surplus which helps accounts from a shortage on the East Street side.

Greg Lucas, traffic consultant, of BETA Group discussed option 3 and his concerns it creates with adding a double left turn lanes turning onto a small road and that the road receiving the turns [Washington Street] needs to be wider to allow some room for error and there is no proposal to widen Washington Street on the southbound side. Mr. Lucas also explained his concern for creating a situation where drivers get caught in the “yellow trap” when drivers are turning to make left turn on a yellow assuming the on-coming traffic also has a yellow and will therefore slow down to make the turn, but if the on-coming traffic does not have the yellow signal, that is a safety issue that could lead to accidents.

Ken Kam gave thoughts and concerns for all of the options and his belief that there is no clear solution.

Board Comments & Questions:

- A Board member asked about phasing the traffic lights? Would the re-timing of the signals lead to an improvement? Board members expressed support to see phasing of the lights and signal timing adjustments incorporated rather than any physical widening of the road or additional lanes. Mr. Lucas responded that the signal phasing will likely not produce an improvement. Mr. Cram agreed.
- A member asked about changes to the School Street side? Mr. Cram responded that the double left turn cannot run with opposing volume, it is not allowed in MA and it would not work.
- Option 3 without 2 left hand turns? 1 and 2 don't have the dual left turn. Option 2 is widened.
- The Board continued to discuss the traffic lights and the intersection
- He Board had safety concerns with the presented options and did not see an advantage of adding two lanes for a dedicated left.

Michael Walsh, Board of Selectmen, Phillips Brooks Road resident and member of the Islington Center Task Force, updated the Planning Board that the Selectmen are still negotiating the Land Disposition Agreement (LDA) and are taking a careful look at the numbers and available resources for the project. He reported that it is estimated that it cost \$1.3 million to restore the Blue Hart Tavern adding that it may not financially fit into the project but there are many that would like to see the historic building preserved. There are many benefits to the Town with this project such as the affordable housing. Adding affordable rental units will be strengthen the Town's position and help the Town be above the minimum affordability requirements. The numbers are still changing and unknown at this time because the Board of Selectmen need the Planning Board to make decisions regarding the affordable unit proposal, the Blue Hart Tavern, and traffic improvements to an LDA can be finalized. The existing ICC building needs expensive upgrades just to continue using the building and operating cost are

barely covered. The Selectmen have partnered with Mr. Petruzzello and are looking to do what is best for the Town, financially and wanting the most tax dollars returned to the Town.

Public Comment:

The Chairman opened the hearing to public comment.

J. Previtara, 16 Dean Street, inquired about the status of the Conservation Commission's review and questioned the wetland boundaries and buffer areas, such as the 35 ft. and 100 ft. wetland/resource area offsets.

Ms. Harrington responded that the wetlands were flagged by a wetlands professional noting that they have begun the Conservation Commission application filing process.

Ms. McCabe added that the Applicant knows they have to get the project signed off by the Conservation Commission, but the Applicant was told to hold off and wait until the Planning Board's plans moved further along.

H. Gordon, 44 Brookfield Road, asked that the Planning Board consider parking impacts, particularly to the baseball fields, asked about showing the bus parking on the street on the lanes, and she noted that she didn't think there was enough room for two turning lanes on Washington Street.

S. Sarma, 9 Phillips Brooks Road, stated her concerns for parking down East Street, she questioned impacts in relation to the East Street Bridge renovation project, and questioned the impacts to schools and if the RKG report had considered the impact to schools.

Ms. Loughnane responded that there has been communication with the school and there are regular meetings with the Superintendent and School Administration staff, and specifically about the Islington project. Additionally, the RKG reported interviewed the school department and 19 two bedroom condos is not anticipated to impact the schools.

Mr. Walsh responded that the East Street Bridge renovation project proposes adding sidewalks on both sides of the streets and creating wider lanes with shoulders.

B. Delay, 142 School Street, stated his support for the existing ICC building as an iconic building and questioned the difficulty of turning left on CVS from the northbound lane, he also felt the CVS driveway was too close to the intersection.

S. Coakley, 95 Smith Drive, commented that she thought the CVS was too big and her opinion that the historic Blue Hart Tavern should remain. She was unsure if the church was ever purchased and asked where the residents were going to park.

Staff responded that the church was purchased when it was up for sale, for about half million dollars. A parking garage is proposed for under the condominium building and there are 36 parking spaces for 19 residential units.

P. Kelly, 107 Willard Circle, suggested a fence as a buffer between the residential properties and that the fence be 8 feet minimum and not 6 feet. He also questioned the snow storage areas and how snow will be removed.

D. Conant, 21 Strasser Avenue, stated her opinion that there is a greater parking deficiency than presented and her support for more parking. She questioned the project's village atmosphere and the goals of the master plan.

C. Colwell, 434 Canton Street, chairman of the MMO and was a former member of the church. He's spoken to the developer and MMO will continue with a newer building. He expressed his support for a new building and new space.

F. Fusco, 20 Pine Lane, stated her concern with north bound on Washington Street and take a left into the CVS parking lot because of the difficulty currently taking a left onto School Street. She also was concerned with and questioned trucks and deliveries exiting CVS and going up school Street and into the neighborhood and Pine Lane.

A Board member responded that turning templates were provided and will be submitted for review as the project is further developed. The Board typically places conditions restricting truck routes and deliveries.

Mr. Petruzzello replied that trucks turning out of CVS will enter from Washington Street and will enter onto School Street, turning templates were provided to the board. Trucks will be able to make the turns.

N. Milosavljevic Fabrizio, 32 Webster Street, questioned the impacts on property taxes and referenced another recent project at University Station [Brigham and Women's Hospital].

Selectmen John Hickey responded that development in Islington is likely to occur. The ICC building is not a historic building and is in need of repair and upgrades. Brigham and Women's is a non-profit entity and is not taxed in the same was a for-profit entities are, therefore, a payment in lieu of taxes was reached between the Town and Brigham & Women's last year.

A. McMurray, 64 Hawktree Drive, stated her concern with impacts to traffic and parking and stressed the importance of the project being beneficial to the Town.

R. Beauregard, 61 Lull Street, expressed support for restoration of the Blue Hart Tavern, and his concern for the architecture of the proposed new building.

B. Hardiman, 40 Westdale Road, questioned if dumpsters were proposed and how they would be emptied.

Mr. McKay showed in the drawings the proposed dumpsters and that all trash and recycling would be privately removed.

S. Raftery, 33 Booth Drive, commented that she thought traffic and parking were a concern. Expressed opposition to the project and the size of the CVS.

Nancy, Fairview Street, questioned the size of the CVS.

W. Wysocki, 156 School Street, commented that he is concerned about the impacts to the School Street playground, not supportive of the proposed CVS and the size.

P. Kelly, 107 Willard Circle, asked about adding more parking on the street if a new lane was not being added.

A Board member responded that there is some on street parking proposed and the corner at East Street is proposed to be a landscaped area with seating.

Board Comments:

- Can we use the Blue Hart Tavern as a tavern. Only economic use? Office and residence? Why not another use. The Applicant responded that an office is most economic. Can't be a restaurant. Not tall enough. Can look at different uses. Will put an addition on it to give it more uses. At this point, he is still exploring but significant building upgrades are needed to if used as a public space or food establishment.

Mr. Laubenstein asked the Board to discuss and vote on specific items, the first being the Blue Hart Tavern.

To incorporate the Blue Hart Tavern (BHT) or not?

- Mr. Gorman voted to save the BHT, he wants to see the financial impacts on the project, and prefers option 2 with the BHT in the front.
- Mr. Atkins, wants to save the BHT, but he needs to consider the rest of the project. Demolishing the BHT may provide the town with some money. If we do nothing, it will be demolished. Wants to move forward with the project.
- Mr. Laubenstein, accepts the Applicant's proposal for the three rental units for affordable housing, is okay with the elimination of the BHT if needed to make project feasible.
- Mr. Olanoff, BHT it can be saved and now it has a space to be saved. It fits together with the Library. Believes the BHT is worth saving.
- Mr. McCusker, would like to see the BHT saved but willing to let it be removed from the project if it can't be incorporated. Hope that someone will buy and take it. Suggested the mantles be reused elsewhere if BHT is demolished.

Staff Comments

Mike Jaillet, Town Administrator, informed the Board that the economics don't work for the Town if the Blue Hart Tavern has to be restored as part of this project. Restoration of the BHT will draw at least one million dollars out of the project. The Town's priority is to renovate the Library and improve/upgrade the Community Center. Mr. Jaillet suggested two alternatives for the Board's consideration: temporarily store the building, go out to bid, move the building and make it profitable similar to what happened with the Colburn School Building, or move the building temporarily to the back of the lot.

Public Comments:

L. Mazzola, 35 Croft Regis Road, questioned what was included in the 1.75 million dollar offer to the Town.

Ms. Loughnane explained that the offer on table is \$1.75 M and the Selectmen can then negotiate with the developer once the Planning Board comes to a consensus on certain aspects that financially change the project. Ms. Loughnane explained that the ICC is an inefficient building; there is no AC, no elevator, not up to code, not accessible. The applications proposes the Town relocating the library/Wentworth Hall and constructing a new addition and basement to service as a smaller ICC space but much more efficient. ICC rent by MMO is currently a wash of upkeep and only covers the basic operating cost to keep the building open. The expenses for the Town will decrease with the project as proposed, Wentworth Hall will be efficient, same shell, but all new insides. The Town will do the work and preliminary costs exceed the 1.75 offer. But the cost to update ICC will cost more than 1.7M with no elevator and only covers basic upgrades that are necessary to keep the building open.

Board and Staff Comments:

Ms. McCabe reported that the finances don't work with the BHT and suggested the BHT be temporary held and not demolished until Town Meeting.

Ms. Loughnane suggested the Board members consider keeping the BHT renovated on the plan but consider whether or not each member would require the restoration as a condition of any approval. Essentially, not require the restoration if it was not financially feasible.

Board Discussion:

Will the Board require the Blue Hart Tavern be renovation?

- Mr. Gorman – Yes, wants the BHT on the plan and to be restored
- Mr. Atkins – No, would like to see the full renovation but would not make it a condition
- Mr. Laubenstein – No, would not require the BHT renovation
- Mr. Olanoff – No, would not make it a requirement but would like to see it preserved but would not insist it be part of the project.
- Mr. McCusker – No, would not make it a requirement, the developer has gone above and beyond, he has done what he can and he would not make it a condition of any approval.

The Board voted 4-1 to show the BHT on the plan but would not require the restoration and renovation.

Affordable Housing Proposal Deliberation:

Mr. Olanoff motioned to accept the proposal to provide three rental affordable units off-site but in the Applicant's nearby buildings finding that it meets the Town's affordable housing needs and is acceptable to meet the affordability requirements, the motion was seconded by Mr. McCusker, and approved by the Board by a 5-0 vote.

Traffic & Intersection Improvement Discussion & Deliberation:

Mr. Olanoff discussed the community character and felt the village character and pedestrian focus was more important than three lanes. The Board doesn't want the two left turn lanes as it is not pedestrian friendly and is not expected to improve traffic flow. Mr. Olanoff suggested the traffic signals and light phasing and sequencing should be incorporated rather than physical changes.

Mr. Laubenstein, Mr. Gorman, Mr. Atkins, Mr. McCusker all agreed with Mr. Olanoff preferring signal timing changes at the intersection of Washington, East and School Streets and not physical changes to the road's layout.

Comfort level with the parking:

- Mr. Atkins believes the parking can be made to work, character of the village, need to find creative ways to maximize parking.
- Mr. Gorman commented that the CVS is too big, upsetting to see the loss of parking on ballfield side, there is not enough space for parking, but there is no green space either. Looks like we are getting wetland and that is not open space, and was generally concerned with parking.
- Mr. Laubenstein is okay with the parking not being above the recommended minimums and asked for a comparison of impervious surface now and in the proposed but was generally supportive of reduced parking.
- Mr. Olanoff is okay with the reduce parking if only short a few and encouraged creative ways to improve parking and transportation such as shuttle buses but believes it is in keeping with the village atmosphere and more parking is not. The area should encourage and inviting to get people walking and biking.
- Mr. McCusker agreed that he was willing to be flexible on the parking, doesn't want to see too much parking and is okay if the project is short a few parking spaces.

Chairman Laubenstein asked for the Board members overall feelings on the project, a temperature check. Not a formal vote on the project but overall sense of the project and what members need to see to support the project and what information are members still looking for.

Board Comments on overall Project:

- Mr. Gorman is not in favor of project. He would like to know more about the financial details and the cost to the Town, soil conditions related to the former gas station, loss of the municipal parking on the East Street side and would like to see a solution for parking for the fields, aesthetics, specifically the mixed use building looks large
- Mr. Atkins would like to see this project move forward, but feels it must provide clear benefits to the neighborhood that residents will be excited to support.
- Mr. Laubenstein believes the project has potential for revitalization of the area, likes that it provides additional housing options to the community, provides the a “master plan” that people are looking for and generally support the project and would like to see the project move forward to Town Meeting.
- Mr. Olanoff stated that renovating the existing ICC building is not a reasonable option and is not the way to go, supportive of the project.
- Mr. McCusker supports the project.

Action Taken:

On a motion made by Mr. Olanoff, seconded by Mr. McCusker, the Board voted 5-0 to continue the public hearing to March 13, 2018 at the Downey School Cafeteria, 250 Downey Street.

4. [Public Hearing for Zoning Amendments](#) submitted for Annual Town Meeting:

Zoning Map Amendments related to Islington Center Redevelopment Project to Alter the Boundaries of the Local Business B District and the Flexible Multiple Use Overlay District 6 (FMUOD6/Washington Street Business District) to 9 School Street and 277A Washington Street.

Ms. McCabe explained this map change is related to the Islington Center Project, to expand the LBB and FMUOD boundary to allow for commercial development and to encompass the proposed project. The properties are currently residential. An existing and proposed zoning map was presented.

The Board voted 4-1 (Mr. Gorman voted against) to recommend favorable action to Fin Com.

Amendments to Section 9.5 of the Westwood Zoning Bylaw to Allow Retail Sales and Service Greater than 10,000 square feet by Special Permit in the Flexible Multiple Use Overlay District 6 (FMUOD6/Washington Street Business District). Ms. McCabe explained this proposal allows the Planning Board to consider retail establishments in the FMUOD 6 over 10,000 and no more than 15,000 sq. ft.

On a motion made by Mr. Olanoff seconded by Mr. McCusker, the Board voted 4-1 (Mr. Gorman voted against) to recommend favorable action to Fin Com.

WITHDRAWN. Placeholder - Zoning Map Amendments related to the Obed Baker House to Alter the Boundaries of the Local Business A District and the Flexible Multiple Use Overlay District 7 (FMUOD7/High Street Business District) District - This article has been withdrawn

WITHDRAWN. Placeholder - Amendments to the Westwood Zoning Bylaw to University Avenue Multiple Use District (UAMUD) Section 9.7.

Placeholder - Zoning Housekeeping Amendments, no housekeeping items found and can be withdrawn at the close of the hearing if none are discovered.

Mr. Gorman suggested the Planning Board amend the zoning to state which side of the fence is required to face inward and outward. The Planning Board can consider this zoning change at a future Town Meeting.

Petitioner Article - Zoning Amendment to Limit Number of Residential Dwelling Units in FMUOD6 & FMUOD7 to 30 dwelling units in each district.

The Board discussed how this is contrary to the FMUOD bylaw and zoning because it creates an unfair limitation on those that submit an application first and then other owners are excluded from exercising the zoning. The proposal for 30 is too low. The Planning Board's responsibility is to make a recommendation to Fin Com and a recommendation to Town Meeting.

Mr. Olanoff made a motion, seconded by Mr. McCusker, and the Board voted 4-0 (Mr. Gorman voting against) to recommend the Fin Com indefinitely postpone this article because the proposed cap of 30 is too limiting and restrict to encourage redevelopment of underutilized properties, which is in conflict with the purpose of the FMUOD and is contrary to zoning uniformity.

The Board voted 4-0 to continue the public hearing for all zoning amendments to Monday, March 5 at 7:30 pm at the Westwood Main Library, High Street.

Approval of Minutes: 1/30/18, 2/13/18

Due to the hour, the Board will view the minutes at the next meeting.

Adjournment:

Upon a motion by Mr. McCusker and seconded by Mr. Atkins, the Board voted 5-0 in favor to adjourn the meeting at approximately 11:56 p.m.

List of Documents:

University Station Phase II - Pulte Condominiums Revised Architectural Plans, Westwood Place drawings, from Pulte Group, 2/9/2018, 11 pages	PDF
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<p>Building Sequence Schedule, Proposed building sequence plan, 2/9/2018, 2 pages BETA's Peer Review Memo to Planning Board, from BETA, To Westwood Planning Board, Westwood Place at University Station Project Development Review, 2/20/2018, 16 pages Applicant's Response to Comments & Revised Plan Cover Letter, from Bohler Engineering, to Westwood Planning Board, Application for Project Development Review and Special Permit Response to Comments, 2/12/2018, 4 pages Fire Chief Comments Revised Plan, from John Deckers, to Abigail McCabe, Revised Pulte Condo Plans, 2/21/2018 Revised Site Plans, from Pulte Home, Westwood Place at University Station, 2/5/2018, 17 pages</p>	
<p>University Station Phase II ANR Plan Application, to The Westwood Planning Board, from University Station Phase II, 2/6/2018, 2 pages ANR Plan, Fromm WSP USA Inc., 2/1/2018</p>	<p>PDF</p>
<p>Islington Center - Special Permit Alternative Layout Option 1 for Blue Hart Tavern, GCG Associates, 12/12/2017 Alternative Layout Option 2 for Blue Hart Tavern, GCG Associates, 12/12/2017 BETA Parking Summary, from BETA, Parking Summaries, 2/26/2018, 11 pages Site Plans from February 13 Meeting, from GCG Associates, Islington Village Site Plans, 2/7/2018, 14 pages Blue Hart Tavern, June 2016 at 317 Washington Street former location, photo of fireplace Blue Hart Tavern, June 2016 former location 317 Washington Street, photo of second fireplace Islington Project Overview and Changes Presented on February 13, from Petruzzello Properties, LLC, 3 pages Revised RKG Peer Review Report to Planning Board, from RKG, to Abigail McCabe, Peer Review Fiscal Commentary - Proposed Islington Village, 2/26/2018, 9 pages Islington Community Center (ICC) Capital Needs Assessment Feasibility Study, from On-Site Insight, to the Town of Westwood, Capital Needs Assessment and Replacement Reserve Analysis, 10/7/2016, 42 pages Planning Board 2016 Approval for Temporary Location of Blue Hart Tavern, 5/25/2016, 6 pages Blue Hart Tavern, February 2018 Blue Hart Tavern Photo, Feb. 2018 Wentworth Hall Library Capital Needs Assessment, from On-Site Insight, to The Town of Westwood, 12/6/2016, 34 pages</p>	<p>PDF</p>

<p>RPF Issued by Town, Spring 2016, RPF # ECON-16-R-003, 29 pages Model School Street View Model Aerial View Revised Site Plan - School Street Side, GCG Associates, 12/12/2017 Presentation from May 31, 2017 Board of Selectmen Meeting, 17 pages Existing Travel Visual and Improvement Options 2/26/2018, from Bayside Engineering, 7 pages</p>	
<p>ATM Zoning Amendments Abbreviated Public Hearing Notice, 2 pages Public Hearing Notice with Full Zoning Language, 3 pages Proposed Zoning Maps (High Street Article WITHDRAWN), 4 pages Proposed Zoning Map, May 2018, 1 page Citizen Petition Article, 1/8/2018, 8 pages</p>	<p>PDF</p>