

**Planning Board Minutes
Wednesday April 4, 2018
Downey Public School Cafeteria
250 Downey Street
Westwood, MA 02090 7:00 PM**

This Meeting was concurrent with the Conservation Commission's meeting. Each Board/Commission held its own hearing concurrently.

Call to Order:

The meeting was called to order by John Rogers of the Westwood Conservation Commission and Acting Planning Board Chair David Atkins at approximately 7:06 p.m. The meeting was video recorded by Westwood Media Center.

Present:

Planning Board members present: Acting Chair, David L. Atkins, Jr., Steven H. Olanoff, Michael L. McCusker and Brian D. Gorman. Staff members present: Abigail McCabe, Town Planner, Nora Loughnane, Community & Economic Development Director and Jessica Cole who recorded the meeting minutes. The Westwood Conservation Commission members and Conservation Agent, Karon Skinner Catrone were also present. Trevor Laubenstein was not present.

266-278, 277A, 277-283, 280, 288, 291-295 Washington St., 9 School St., East St. Islington Center Redevelopment - Special Permit Public Hearing continued from 1/16, 2/13, 2/27, 3/20 - 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, to renovate building at 266-278 Washington St. for retail and childcare uses, relocate, expand and renovate branch library (Wentworth Hall) to 277-283 Washington, new retail pharmacy (CVS) building at 9 School St., parking, landscaping and associated site improvements.

Chairman Atkins re-opened the public hearing and noted that tonight's hearing will be to take in new and final information and at the end of this evening's hearing, the Planning Board will make a motion to further continue the hearing to Tuesday, April 10, 2018 where the Planning Board will begin to deliberate, review the findings of fact, and likely vote.

Applicant Presentation:

Peter Zahka, attorney for applicant, Petruzzello Properties, gave an update on changes that have happened most notably the CVS is now 9,990 square feet without a drive-thru and the building has been relocated to be out of the 35 ft. wetland's buffer so the buffer now only includes paving, parking, curbing and the dumpsters.

Sue Harrington, project engineer from GCG Associates, gave an overview of the project. The project proposes adding a fence and trees to improve the buffer, will use cut and dab method

remediation plan to remove invasive species to replace with wetland plant species. An underground infiltration system is proposed for the stormwater system. Presently there is no organized drainage on the East Street side. The fire truck and delivery truck turning movements were reviewed including Westwood Ladder One, which is the biggest truck in town. It has been approved by the Fire Department. The CVS delivery truck is 55 feet long, and can back into the loading zone via School Street; the delivery truck will come into the CVS site by taking a left onto School Street and right into the site to access the designated loading area. CVS will have one major delivery per week at off peak hours and daily deliveries will be with a smaller truck also during off-peak hours. She explained that delivery trucks will not come from Pine Lane/School Street neighborhood.

Ken Cram, project traffic engineer of Bayside Engineering, reported that he submitted an updated traffic study and responses on March 28 that included three options for signal timing and changes.

Michael McKay, project architect of McKay Architects, summarized the design plans that have been updated to add four trees along CVS and School Street, the smaller CVS building, and the spire has been moved toward the front of the building about eight feet to be in a similar location for where it is today.

Planning Board's Peer Reviewer consultant comments:

Phill Paradis, of BETA Group, summarized his review comments and explained that the major changes were related to relocating the parking and the pavement and parking area was moved 18 ft. further from the wetland and closer to Washington Street, which is an improvement to the wetlands and the buffer zone. As proposed the stormwater system is designed to handle the ten year storm event, there are no new untreated outfalls, there is a recharge area, recharge is into the system, and 80% TSS removal or greater. Phill recommends adding a map and inspection form into the draft O&M (Operation and Maintenance Plan). Mike Sinesi, the Planning Board's peer review architect from DSK indicated that all his comments have been incorporated into the revised plans.

Staff Comments:

Ms. McCabe, Town Planner, reported that the memo from Fire Chief approving the revised layout was included in the Board's packet, Dedham Westwood Water District has reviewed and approved the revised utility plan, and Islington Center Task Force met last night on April 3 and voted to recommend favorable action by the Planning Board on this project with a recommendation for no right turns onto School Street from the CVS and speed bumps to help eliminate cut thru traffic in the parking lot.

Board Questions/Comments:

What kind of water is going in/out of the wetlands?

- An intermittent stream, replaced it with mostly pavement with an overflow. 10 inch clay pipe into a catch basin on School Street.

Replacing the pipe?

- Not proposing to replace the pipe.

When will water ever flow out of the pipe?

- In any storm event, it's a depression for the whole area.

What plants are currently there?

- Invasive species, highly degraded wetland, a mess with invasive species, a lot of trash, not much good plant species. The plan would be an improvement.

Landscaping plan for CVS parking lot? Buffer zone?

- Red maples

Does this meet all bylaws?

- It does meet all standards

Looked at it based on a bigger footprint?

- Yes

Infiltration basin?

- Takes most of the roof as well as the driveway

Currently no drainage that goes to East Street?

- 2 catch basins that are too small to be effective.

Substantial improvement, a positive. A request was made to replace Ginkgo Trees with native plants. Tremendous improvement in the CVS area.

Worried about snow removal.

- Current conditions, there is not much of a place for snow storage. Looking into it. We are adding as much buffer as we can. Snow will most likely go into a grassy area where plants will be salt resistant. Excellent suggestions, and will provide answers soon. The existing easements for driveway and access for Stafford Place will remain in place and this should be noted on the plan.

Prevent tracking of mud in the construction site.

Chairman Atkins and Chairman Rogers opened the hearing to public comments and questions.

Public Comments:

J. Burton, 14-16 Stafford Place – Expressed concern about flooding, snow removal and snow stored against the fence that may cause damage.

The Applicant responded that the drainage is being improved with this project with underground infiltration and new catch basins designed to handle the 10 year storm event. New granite curbing is proposed adjacent to the new 8 ft. fence abutting the Stafford Place/East Street abutters where no curb exists today.

J. Previtera, 16 Dean Street – Commented about snow storage and snow removal procedures and requested it be carefully reviewed. He also asked about the height of the retaining wall along the municipal lot.

Ms. Harrington replied that there is a 2-4% slope, back corner, graded up to the wall, and that the retaining wall is proposed to be 5-7 feet high along the municipal lot, and screening trees are proposed.

R. Jackman, 263 Washington Avenue - Asked about the view from his property.

Mr. Petruzzello responded that a new eight foot high fence and plantings for screening are proposed adjacent to his property.

Board and Staff Comments:

- Discussed the angle of the crosswalk in the CVS parking lot between landscaping parking islands and the transition from the crosswalk, the accessible ramp, and the landscaping in the island. Ms. Harrington commented: Instead the crosswalk will go from island to island, and we separated it from town property to applicant's property.
- WCC suggested it stay straight, it is a safety concern.
- Planted island? Yes, we can add that.
- Catch basins, are they all being replaced with new? Yes, all will have the four inch sump.
- Curbing, vertical granite throughout? Yes, granite curbing throughout except in the area adjacent to the CVS parking spaces against the building will be flush with bollards and a cub stop at the head of each parking spaces.
- Construction exits, will there be certain ones? Designated one exit for each site. Yes. Ms. McCabe will add this as a condition in any approvals.
- Truck turns? Yes, they need to go to the other side of the street, but deliveries will be done at off hours. Daily deliveries will be in a smaller truck.
- What is the salting plan? Will be addressed with the snow storage and the Conservation Commission. Snow removal more detail in the O&M Plan.
- Structure of the columns? Mr. McKay replied: It will be the same pavement. We did redesign the columns, paving will all be the same.
- Underground parking, provide signs? Yes. Planning Board requested details on the parking garage entrance/exist ramp and the sidewalk crossing it, including the pedestrian signage.
- Requested all parking spaces remain open for shared use.

Action Taken:

Upon a motion made by Mr. Olanoff, seconded by Mr. McCusker, the Board voted 4-0 to continue the hearing to Tuesday April 10, at 7 pm at the Downey School Cafeteria.

Mr. Atkins requested all new material and information to be submitted by Friday. Ms. McCabe will put together a draft list of findings and conditions for the Board's review in advance of the Tuesday's hearing.

The Westwood Conservation Commission closed their hearing and a motion was made and seconded and all were in favor.

Continued Public Hearing for Zoning Amendments for Annual Town Meeting Two zoning articles related to the Islington Center Redevelopment Project: zoning map amendment to

expand LBB and FMOUD6 district boundary and amend Section 9.5 to allow retail sales 10,000-15,000 sq. ft. in FMUOD6 by special permit.

Upon a motion made by Mr. Olanoff, seconded by Mr. Gorman, the Planning Board voted 4-0 to withdraw Article 2 relative to the size or retail establishments.

On a motion made by Mr. Olanoff, seconded by Mr. McCusker, the Board voted 4-0 to continue the hearing to April 10, 2018 at 7:00 pm at the Downey School Cafeteria.

1561 High Street, Reynold's Farm Senior Residential Development - Discussion Item relative to outstanding items, site work, construction schedule, and discussion of changes to approved plans.

Board Comments with Westwood Conservation Commission: Project 4-5 years ago, watching to see when items will get finished with the Order of Conditions.

Applicant:

John Glossa, project engineer of Glossa Engineering, explained that he has created a punch list of unfinished items. Drainage calculations were not quite right. Catch basin grid, which you don't really want going into the infiltration basin. Illumination of the baby pool will not affect the drainage, it has no benefit at all. He discussed the changes to the plan to eliminate the baby pool, eliminate grass in the turn-around at the end of the driveway, extend the retaining wall; connect downspouts to the underground chambers/ and install gravel path to the outlet structure.

Board and Staff Comments:

Ms. McCabe stated any changes to the Planning Board's approved plans need to go back to the Planning Board for a public hearing with notification for a formal review. A continuation from the November meeting with Mr. Musto. This was a special permit and there was not specific end date or date for which the landscaping and site work had to be completed.

Applicant: Baby pool has no use, or needed. The function of the pool has no benefit, more of a disadvantage. Attractive Landscaping may be better. The pool is 2.5 feet deep. It is cutting into a hill. It's a maintenance problem we want the infiltration basin to last. The pipe is installed.

The Conservation Commission's Order of Conditions is now expired and the landscaping and drainage is incomplete.

A Planning Board member commented that he would like to see the landscaping in the turn-around remain as that is a common requirement. Ms. Loughnane added that the turnaround area was approved with the required size and landscaping by the Planning Board and the Fire Chief at the time the special permit was approved.

The Conservation Commission discussed an agreement that would allow the work to be completed by June and the grass to be reviewed in September to make sure it has grown in. A site visit of Saturday morning was discussed.

All units are sold except one left, the Town has stopped all permits and interior building inspections, until the exterior is complete. The site work, drainage and landscaping need to be done. Residents are concerned too. Ms. Loughnane does not want any agreements to be signed tonight because it should be carefully reviewed by Town Counsel.

Ms. Loughnane explained that the Town, through the Conservation Agent, has begun fining the owner the #300 per day beginning on April 1, 2018.

Public Comments:

S. Hoban/Greenlee, 1581 High Street – Presented photos she took since November 2017 construction has been going on since July 2012. Landscaping not completed, trees that were planted have died, flooding, work done in a timely fashion.

Ms. Loughnane explained that the special permit does not have a time frame when it has to be completed, special permit must begin construction within two years and do not expire once construction has commenced. The Conservation Commission's Order of Conditions expired in June. Fines started on April 1st, \$300/day under bylaw, the Public Works Department can review the work in the Town's right-of-way, which is High Street and not the private driveway. The development is all on private land and Reynold's Farm Way is not considered a public road and the Town therefore does not have authority over private land.

M. Keohane, #41 Reynolds Farm – Reiterated his concerns and complaints that there is no screening, landscaping, trees dying, flooding, and unfinished construction. He is looking for the board/commission and town for help.

K. Mellor, #41 Reynolds Farm – Reiterated resident concerns that the work is unfinished and the work that has been done is not done properly and not functioning as designed.

Unknown identified resident – Expressed concern for water damage and constant flooding not road, site, and houses.

Other Business:

Subcommittee for 215 High Street affordable housing component, they are looking for more feedback and guidance as they are moving further along. Ms. Loughnane explained that the zoning requires three affordable housing units on the property unless the Planning Board permits the units somewhere else after finding the proposal meets the Town's housing needs. Acting Chair Atkins chose Mr. McCusker and himself as a subcommittee to review 215 High Street concept proposal further.

Approval of Minutes: No minutes were approved.

Annual Town Meeting – Ms. McCabe informed the Board of the new date for Town Meeting on Wednesday May 30, 2018 at Westwood High School Gymnasium.

Adjourn:

Upon a motion by Mr. McCusker and seconded by Mr. Gorman, the Board voted 4-0 in favor to adjourn the meeting at approximately 10:53 pm.

List of Documents:

Islington Center Redevelopment - FMUOD Public Hearing-All Documents are PDF

Town Renovation Estimate & Plans (Wentworth Hall Library & Community Space)
Study Estimate for the Islington Public Library Design Options, From PM&C, 2/16/2018, 44 pages

Preliminary Library-Addition-Concept Plans-Gienapp Design Architecture, Branch Library, 2/8/2018, 2 pages

March 22 Summary to Finance Commission-From Abby McCabe and the Planning Board, To Finance and Warrant Commission Members, Zoning Amendments & Islington Center Redevelopment Summary, 3/22/2018, 4 pages

Staff March 26 Islington Related Presentation to Finance & Warrant Commission
From Finance & Warrant Commission Hearing, 3/26/2018, 66 pages

Petruzziello Development Options - From March 20 Hearing-Petruzziello RFP Proposal, 3/20/2018, 1 page

Before and After Values - From March 20 Hearing-Before and After Comparison, 3/20/2018, 1 page

Issue Resolution Chart Distributed March 20 Hearing-6 pages

Revised Architectural Drawings 3.29.18-Redevelopment of Islington Village, From: Supreme Development/McKay Architects, 3/13/2018, 16 pages

Updated Traffic Report & Responses-From: Bayside Engineering, To Westwood Planning Board, Petruzziello Properties, LLC, Islington Center, 3/28/2018, 66 pages

Plan Set Revised March 30 3018-Islington Village Site Plans, GCG Associates Inc., revised 3/30/2018, 18 pages

Revised Landscape Plans-Landscape and Lighting Plan School Street Side, GCG Associates Inc.,3/28/2018, 3 pages

Applicant Responses to BETA Comments-From: GCG Associates Inc., To Abigail McCabe, Town Planner, Islington Center-Mixed-Use Development Peer Review Response, 3/20/2018,

8 pages

Photometric Plans-From: NESCO, 3/30/2018, 2 pages

Revised Mixed Use Building B East Street View-From: McKay Architects, 3/7/2018, 1 page

Stormwater Pollution Prevention Plan (SWPPP), March 30, 2018-GCG Associates, 3/30/2018, 131 pages

Revised Stormwater Application & Calculations 03-30-2018-GCG Associates, 3/30/2018, 209 pages

Revised Utility Plan School St-Per DWWD Comments-GCG Associates, 12/12/2017, 1 page

Revised Ladder Truck Templates (School Street Side)-GCG Associates, 12/12/2017, 1 page

REVISED SCHOOL STREET PROPOSED LAYOUT 04-03-2018 (Updated Parking)-GCG Associates, 12/12/2017, 1 page

BETA Revised Parking Summary Memo-From: BETA, To: Abigail McCabe, 3/15/2018, 10 pages

Revised Ladder Truck Templates Opt B-GCG Associates, 12/12 2017, 1 page

Fire Chief Memo Approval-From: John Deckers, Fire Chief, To: Abigail McCabe, Islington Center Proposal Approval, 4/4/2018, 1 page

BETA Peer Review Memo 04-04-2018-From: BETA, To: Abigail McCabe, Islington Center-Mixed Use Development Peer Review Update, 4/4/2018, 20 pages

BETA Peer Review Signal Phasing Diagram-BETA, 2 pages

Islington Related Conservation Public Hearing-All Documents are PDF

Public Hearing Notice-3/16/2018, 1 page

Notice of Intent (NOI) Application-GCG Associates, Inc., 3/6/2018, 60 pages

Plan Set Islington - March 8, 2018-GCG Associates, Inc., Islington Village Site Plans, 3/8/2018, 17 pages

Stormwater Calcs & Drainage Report-GCG Associates, Inc., 3/6/2018, 219 pages

Stormwater Pre & Post Development Drainage Plans-GCG Associates, Inc., 12/12/2017, 4 pages

Town Cover Letter Conservation Islington NOI Application-From: Mike Jaillet, Town Manager, To: John Rogers, 3/15/2018, 1 page

BETA Stormwater Review Comments on March 8 Plans-BETA, To: Abigail McCabe, 5 pages

Aerial View Project Area 2001-1 page

Aerial View Project Area 2010-1 page

Aerial View Project Area 2013-1 page

Aerial View Project Area 2017-1 page

Applicant Response to BETA Stormwater Comments-3 pages

Plan Set Revised March 30 2018-Islington Village Site Plans, GCG Associates, Inc., 3/30/2018, 18 pages

Revised Landscape Plans-Landscape and Lighting Plans, GCG Associates, Inc., 3/28/2018, 3 pages

Revised Stormwater Application & Calculations 03-30-2018-From: GCG Associates, Inc., 3/30/2018, 209 pages

Stormwater Pollution Prevention Plan (SWPP) March 30, 2018-GCG Associates, Inc., 3/30/2018, 131 pages

REVISED SCHOOL STREET PROPOSED LAYOUT 04-03-2018-GCG Associates, 4/3/2018, 1 page

BETA Peer Review Memo 04-04-2018-From: BETA, To: Abigail McCabe, Mixed Used Development Peer Review Update, 4/4/2018, 20 pages

Zoning Amendment Continued Public Hearing-All documents are PDF

Planning Board Memo to Fin Com, 3/2/18-From: Abby McCabe, Town Planner, To: Jane O'Donnell, Administrator, Finance and Warrant Commission Members, Summary of Proposed Zoning Articles for Annual Town Meeting, 3/2/2018, 3 pages

Planning Board Presentation to Fin Com 03-05-2018-3/5/2018, 6 pages

Proposed Zoning Map, May 2018-1 page

Finance and Warrant Commission March 26 Hearing Handout-From: Finance and Warrant Commission, 3/26/2018, 12 pages

Planning Board March 22 Memo to Fin Com: From: Abby McCabe, Town Planner, To: Finance and Warrant Commission Members, Zoning Amendments & Islington Center Redevelopment Summary, 3/22/2018, 4 pages

1561 High St. Reynolds Farm-All documents are PDF

Planning Board Approved Plans Reynolds Farm SRD Plan-Glossa Engineering Inc. 5/19/2011, 11 pages

Planning Board Approval Reynold's Farm - 1561 High Street - Original Special Permit January 2012-2/6/2012, 9 pages

Planning Board Approval Reynold's Farm-1561 High St - July 2012 Modification-7/11/2012, 10 pages

Submission from 1581 HIGH STREET - REYNOLDS FARM-Storm Drain Replacement, 8 pages

List of Outstanding Issues from Residents of Reynolds Farm-4 pages

Reynolds Farm Condo Association Report-From: Noblin & Associates, LLC, To: Reynolds Farm Condominium, Preliminary Findings Reynolds Farm, 10/24/2017, 9 pages

Presentation Fin Com-Islington Center Redevelopment 03-26-2018-3/26/2018, 66 pages