

Planning Board Minutes
Monday April 23, 2018
Westwood Police Department
588 High Street
Westwood, MA 02090 6:00 PM

Call to Order:

The meeting was called to order by Chairman Trevor Laubenstein at approximately 6:05 pm.
The meeting was video recorded by Westwood Media Center.

Present:

Planning Board members present: Chairman Trevor Laubenstein, David L. Atkins, Jr., Steven H. Olanoff, Michael L. McCusker and Brian D. Gorman. Staff members present: Abigail McCabe, Town Planner and Jessica Cole who recorded the meeting minutes.

University Station, Development Area B–Enabling Package Project Development Review–
Review of detailed landscape plan for linear park per condition #3 of May 23, 2017 approval for plantings, walks, benches, receptacles, etc.

****Postponed to Tuesday 5/15/2018 meeting, 7pm at 50 Carby Street**

247 Station Drive, NSTAR Electric Eversource – Minor Modification Request to modify October 3, 2017 EIDR* approval for ground mounted solar canopies in parking areas. Modification proposal is to reduce the parking carport solar canopies from the previously approved eighteen to four.

Applicant: Brian Tracey, Brightfields Development, LLC, Project Manager, Solar Development, on behalf of Eversource Energy was present to request the reduction to the size of the Solar Canopy Project. He explained that the Board approved 18 canopies in the fall, but now they need a modification to reduce it to four canopies because they no longer intend to construct the 18. The vegetative plan will remain the same as proposed from the October 2017 meeting. Demolition plan will be altered and they will now only remove 13 trees and 7 shrubs instead of 71 that was proposed for the additional canopies. They are also requesting a modification to the condition that required the May 31 planting date to be extended to the Fall 2018. They intend to do the landscaping in early summer and end in the fall before the close out of the building permit. They are proposing to keep the proposed new plantings along the boundaries of the property that were approved in the fall and they no longer need to remove the trees within the parking lot islands that were to be removed due to the carports that are no longer being proposed.

Staff & Board Comments:

Ms. McCabe explained that she recommended they request a minor modification if the only change was to construct less canopies so they are here for determination from the Board. The

Board should make a motion to determine if it is minor request. If it's not minor, we will need a public meeting and notify abutters and newspaper.

Board Comments:

Based on market conditions? Elaborate?

- Applicant: Availability of the panels have changed. Less efficient panels were available back in October and now more efficient panels are available.

85% decrease in energy, does not seem minor, we have goals in the state of greenhouse emissions, would have been a great thing for Eversource, and helping the state meet goals. Would have been a great example from Eversource.

- Applicant: If they could install more they would, but DPU has capped it. Will still build what the state requires, panels are becoming more efficient so we don't need as many. Regulated at the state level. Eversource will always meet the requirements. Can only go up to 62 megawatts. If the cap is increased, they will add more canopies.

Is this happening anywhere else?

- Applicant: A number of the canopy sites have been reduced, Plymouth and New Bedford 70 total on each site, is the number regional or statewide?
- Statewide, Regional per Utility Company.

Wattage is the same, but panels are more efficient.

Why you chose the ones you did?

Is the location the best place? Will there be a shadow in the afternoon?

- Applicant: They were chosen to have the most impact. Analysis was done to pick the location.

If the cap is raised?

- Applicant: we would file a new application. Must be built by Dec 2019

Still disappointing because of the greenhouse gas reduction goals, say we are putting up solar panels and then reduce them.

- Applicant: We are not reducing the mandated number

Concerns on the Landscaping, original plan, when the building was first built, it had rows of trees that were never planted, now there are 2 or 3 trees. Not a screening, but should be one every 25 feet. Maybe planted and not survived. Plant about 18 trees.

- Applicant: We will take the tree concerns back to Eversource

Action Taken:

Upon a motion made by Mr. Olanoff and seconded by Mr. Gorman the Board voted 4-1 (McCusker against) to determine that it is a minor modification.

Staff Comments:

Vote on the two conditions: for plantings to be installed by November 15, 2018 and an additional 18-20 trees (25 ft. on center) planted along the easterly edge of the parking lot.

Action Taken:

Upon a motion made by Mr. Olanoff and seconded by Mr. Gorman the Board voted 4-1 (McCusker against) to approve the minor modification with the mentioned conditions. **Autumn**

Drive, Autumn Estates Approval Not Required (ANR) Plan –Lots 21, 22, and 23 (35 & 32 Autumn Drive, Assessor’s Map 36, Lots 146, 147, & 153)

Applicant:

John Glossa, Glossa Engineering, Engineer for Mr. Gobbi, Owner of Lot 23

Mr. Glossa explained that he is the engineer who drew the plan and submitted it to the town. Lots 20 and 21 lost their zoning freeze. When the Subdivision was approved by the Planning Board the uplands/non-wetland area was only 12,000 SF but was later changed to 30,000 SF. Lot 23 is 100% wetlands has no frontage and it is not buildable in the approved subdivision plan and is proposed to remain that way but is slightly reconfigured in the size and shape. The intent of this ANR plan is to swap land for lot 20, 21, and 23 by reconfiguring them so that the two buildable lots; lot 20 and 21 can meet the minimum upland requirements so that they can construct the houses.

Board and Staff Comments:

Do you have something that shows the old lines?

- Ms. McCabe showed hard copies of approved subdivision plans and proposed ANR plan to the Board.

Is the size of the 2 lots increasing?

- Ms. McCabe: Yes. 2 house lots at the cul de sac. Purpose of the plan is to reconfigure the lots so that they have the minimum upland requirement. It probably needs a formal modification and public hearing.

Lots are getting bigger for upland approval.

Drainage easement? Applicant wants to keep the wetlands separate from the lots.

How do you create more upland?

How does the calculation work?

- Applicant: Want 30,000 square feet on each lot. We didn’t create more wetlands or upland but this ANR plan reconfigures the lot lines.

One lot is bigger?

- Applicant: Simply moving the lot lines.
We want to move the plot line, zoning freeze has expired.
This is the legal way to do this. It is not a subdivision. It is a public street.

Any abutter concerns?

- McCabe-Not that she is aware of. This plan meets the requirements for an ANR because it has frontage on a public way approved by the Planning Board but she had recommend this be submitted as a modification to the Subdivision and have a public hearing and would notify all lot owners and abutters. There is no notification with an ANR submittal. She added that it was reviewed with Town Counsel and it meets the requirement for an ANR endorsement.

What is the Planning Boards opinion? Do you deny it? If it is denied, on basis that the Application was not filed appropriately.

Chapter 41/section 81 requires a Public Hearing.

Board Comments:

Subdivision Modification Discussion:

It's no longer a Subdivision, ANR is acceptable and no notification required. A Board member felt it should be considered as a Subdivision Modification to provide notification to the lot owners and abutters.

Applicant:

It's a public street, we are simply moving a lot line.

Board and Staff Comments:

Did the Town Engineer look at it?

- No

Conservation Agent look at it?

- Applicant: Orders of conditions have reached out to Conservation Agent, and wetlands locations have been confirmed.

Action Taken:

Upon a motion by Mr. Olanoff and seconded by Mr. McCusker the Board voted 4-1 (Atkins against) to accept and endorse the ANR plan.

Approval of Minutes: 3/5

Upon a motion made by Mr. Atkins and seconded by Mr. McCusker the Board voted 5-0 to approve the minutes from 3/5/2018.

Adjournment:

Upon a motion made by Mr. Gorman and seconded by Mr. Atkins the Board voted 5-0 in favor to adjourn the meeting at approximately 6:55pm.

Reconvened:

The meeting adjourned at 6:55 at the Police Station and the Planning Board re-convene at the Library in the Community Meeting Room, 660 High St. at 7:00 pm to participate in the Finance and Warrant Commission's public hearing relative to the continued Public Hearing for Zoning Amendments submitted for Annual Town Meeting for the two zoning articles.

There was no discussion or action taken on the zoning articles. The Planning Board's hearing on the zoning amendments was continued to May 15, 2018 at 7:00 pm at 50 Carby Street in the Champagne Meeting Room.

List of Documents:

<p>University Station - Submission for Approved PDR **Postponed to Tuesday 5/15/2018 meeting, 7pm at 50 Carby Street Cover Letter, From: New England Development, To: Abigail McCabe, University</p>	<p>PDF</p>
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<p>Station Park Design Plan Review, 4/12/2018, 1 page Plans-Landscape Details Revised 2018, Shadley Associates, 4/2/2018, 12 pages Decision from May 2017 Enabling Package for Linear Park, 5/26/2017, 6 pages Approved Plans from May 23, 2017, From: Tetra Tech, To: Abigail McCabe, Proposed Medical Office Building, 5/16/2017, 60 pages BETA's Review Comments form May 2017, From: BETA, To: Abby McCabe, Medical Office Building Enabling Plans, 5/22/2017, 6 pages</p>	
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<p>247 Station Drive-NSTAR Electric/Eversource Modification Cover Letter for Modification Request, From: Eversource, To: Abigail McCabe, Reduction to the scale of the proposed solar canopy project at 247 Station Drive, 4/10/2018, 2 pages Modified Plan Set, From: RBI Solar, 1/16/2018, 14 pages Plans Approved October 2017, From: Eversource, Proposed Photovoltaic Project, 9/1/2017, 55 pages Decision from October 2017 Approval, 10/10/2017, 6 pages Revised Planting Plan 4/20/2018, From: Weston & Sampson, 4/19/2018, 2 pages</p>	<p>PDF</p>
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<p>ANR Autumn Drive (Autumn Estates Subdivision) Application for ANR to reconfigure 3 lots, From: Frank Gobbi, To: Westwood Planning Board, Lots 20, 21 & 23 Autumn Drive, 4/12/2018, 4 pages ANR Plan Autumn Estates, Glossa Engineering Inc., Autumn Estates, 2/7/2018, 1 page Attorney's Letter for ANR Autumn Drive Lots, From: Baker, Braverman & Barbadoro, P.C., To: Westwood Planning Board, ANR Plan Autumn Drive, 4/12/2018, 2 pages Autumn Drive 2017 Aerial View, 1 page Certificate of Vote Autumn Estates Definitive Subdivision Modification 2008, 4/24/2008, 2 pages Endorsed Definitive Autumn Estates Plan 2002, Norfolk Registry of Deeds, 6/26/2002, 1 page Certificate of Vote Autumn Estates 1999, 3/2/1999, 1 page Autumn Drive 2017 Aerial View, 1 page</p>	<p>PDF</p>
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<p>Continued Public Hearing for Zoning Amendments Original Public Hearing Notice, 2/7/2018, 3 pages Public Hearing Notice, 3/16/2018, 1 page Proposed Zoning Map-May 2018, 1 page</p>	<p>PDF</p>
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<p>Presentation to Fin Com on March 5, Planning Board Articles, 3/5/2018, 6 pages Presentation Fin Com Islington Center Redevelopment 3/26/2018, 66 pages Fin com Memo-Islington Summary, To: Finance and Warrant Commission Members, From: Abby McCabe, Zoning Amendments & Islington Center Redevelopment Summary, 3/22/2018, 4 pages</p>	
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