

Westwood Planning Board Meeting
Tuesday, June 12, 2018 – 7:00 pm
Champagne Meeting Room, 50 Carby Street
Westwood, MA 02090

Call to Order:

The meeting was called to order by Vice Chair Atkins at approximately 7:05 pm.
The meeting was video recorded by Westwood Media Center.

Present:

Planning Board members present: David L. Atkins, Jr., Michael L. McCusker, Brian D. Gorman, Christopher A. Pfaff and Deborah J. Conant. Staff members present: Nora Loughnane, Community & Economic Development Director, and Jessica Cole who recorded the meeting minutes.

Board Reorganization of Officer Positions: Chair, Vice Chair, Secretary

Action Taken:

Upon a motion by Mr. Gorman and seconded by Mr. Pfaff, the Board voted unanimously in favor to nominate David L. Atkins as Chairman.

Upon a motion by Mr. Pfaff and seconded by Ms. Conant, the Board voted unanimously in favor to nominate Brian D. Gorman as Vice Chairman.

Upon a motion by Mr. Atkins and seconded by Mr. Gorman, the Board voted unanimously in favor to nominate Christopher A. Pfaff as Secretary.

60-90 Glacier Drive, Modify EIDR* Public Hearing – Request from Prime Motor Group/AMR Auto Holdings, LLC to modify parking plan approved in 2015 and modified in 2017 to reduce the number of vehicles stored on site from 326 to 264 vehicles.

Applicant:

David Mackwell, Civil Engineering Consultant with Kelly Engineering Group

He discussed the Automotive Building behind the Mercedes Dealership. Prime leased some space, and now the landlord has a new tenant. They want to modify the parking plan from 326 to 264 car storage stalls. Update the existing permit. Update the existing EIDR.

Staff and Board Comments:

Reallocating spaces, reorganized

More parking for all other tenants

Rehearing because abutters were not properly notified

Public Comments:

Ms. J. Killilea, 83 Willard Circle

Please explain the the map.

What are you changing?

No changes to the building on the outside

The lighting is really bright, can we do anything about this?

-Ask the Dealerships, Joe Rose, he is here. It is a different property.

Action Taken:

Re-adopt the draft decision

A motion to impose the same

Conditions: are in the packet, fairly standard and attached in the materials.

Upon a motion made by Mr. Pfaff and seconded by Mr. Gorman to approve the identical application that we approved last month on April 24, 2018 the same conditions apply.

All Board members were in favor.

Upon a motion made by Mr. Pfaff and seconded by Mr. Gorman to close the public hearing.

All were in favor.

420 Providence Highway – EIDR* Public Hearing for façade improvements for Tesla Car Dealership – Applicant request hearing be postponed to July 31 meeting.

The Board members worked out their summer calendar.

Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Mr. McCusker to open the public hearing for Tesla Car Dealership tonight, and postpone it until Tuesday, August 7th at Champagne Meeting Room, 50 Carby Street, at 7pm. Upon the Applicant's request to provide more time. All were in favor.

Continued Public Hearing for Updates to Automobile Parking Design Standards Rules and Regulations

Ms. Loughnane spoke about the parking standards. There was a complicated parking design standard in place. No requirements for electric parking and new designs will have new standards and they will apply. Same thing with drainage standards.

Are we losing anything, the current one is complicated, this is more appropriate.

All of these standards we have the ability to amend, within our jurisdiction, not alternating the zoning by laws

Public Comments:

None

Action Taken

Mr. Gorman made a motion, Mr. Pfaff seconded to adopt the updates to the automotive parking design standards rules and regulations. All were in favor.

Recommendation on Board appointments for regional and other town committees

All of the appointments are Board of Selectmen appointments, and are annual appointments.

The Planning Board makes a recommendation and the Board of Selectmen will consider the recommendation.

Housing Partnership:

Meet 3 times a year, evening meetings. Recommend current appointments, Mr. McCusker as a member with Mr. Gorman as alternate.

MBTA Advisory Board:

10am meetings, half a day, they talk about the budget, great to meet with the MBTA, maintains a connection. It is a commitment. Recommend to the Board of Selectmen Mr. Pfaff is interested in being the primary member and Mr. Olanoff will be the alternate.

Regional Transportation Advisory Council:

Recommend Mr. Gorman as the primary member, with Mr. Atkins as the alternate.

Three Rivers Inter-Local Council (TRIC)

Recommend Mr. McCusker with Mr. Pfaff as the alternate

Islington Center Task Force

Recommend Mr. McCusker to be the new representative

Associate Planning Board Members:

Appointed by a joint meeting, of Board of Selectmen and Planning Board-Mr. Rafsky and Mr. Olanoff are interested, will not vote of this tonight.

Pedestrian & Bike Safety Committee:

Meet Thursday nights once a month, sub committee to the Planning Board. Recommend Mr. Gorman in being the primary member

Municipal Task Force

Recommend Mr. McCusker as a member and Mr. Pfaff as an at large member

Review Goals for 2018-2019

-Review and Discuss Comprehensive Plan (Master Plan) Update Process

Staff and Board Comments:

Ms. Loughnane stated that it was a good time to revise and work it out and what the future should be.

Thoughts: we started this in 2010, visioning session, meetings, and people have lost interest, came back in 2013 get together with current boards. We have drafts.

Need a consultant to run the public piece. The Planning Board will drive it.

Desire: Preservation of Open Spaces

Issues has changed, first step is always getting to the public: survey/vision session 2 important things:

Start with a draft and look for a reaction written by Staff, Ms. McCabe.
Help with a private consultant, which is not in the current budget.
A consultant wrote the plan in 2010 with help from the Steering Committee.
Update for Fall 2019, must be completed by August 2019
How about a table at Westwood Day to get residents engaged?
Do we need a subcommittee?
Recommend that it be a standing item on agendas.
Mr. Pfaff is interested in being on this committee, Ms. Conant is interested too.
There are 9 elements, maybe each Board Member can oversee 2.
Work on how to get people engaged, design an inclusive group.
Talk to neighboring towns.
It will be a guiding document, not a zoning document, nothing specific.

Public Comments:

Mr. A. Fusco, Pine Lane

Came tonight to hear the conversations, identifying a date and the initiative is important.
Change into positive input, we can't all get what we want, this needs to be a component.

Mrs. F. Fusco, Pine Lane

New development depends on what businesses come in.
Residents were looking for more concrete businesses.

Staff and Board Comments:

Take advantage of Social Media so we have an ongoing conversation so people feel engaged.
They can ask questions and send in ideas, and mention them at Planning Board meetings.

Action Taken:

Mr. Atkins appointed Mr. Pfaff and Ms. Conant to a planning to plan subcommittee.

Open Space and Recreation Plan (OSRP) Update

We have representatives that exist and no need to change at this time.

Approval of Minutes: 5/15

Action Taken:

Upon a motion made by Mr. McCusker and seconded by Mr. Gorman approved the Minutes from 5/15 were accepted.

3 Board Members approved (Atkins, McCusker and Gorman) 2 abstained (Pfaff/Conant)

Other Business:

Farmer's Market began on June 12 and will go through October 9 from 1-6 at the Police Station/Town Hall Plaza.

Starbucks on High Street:

Ms. McCabe received a complaint about the parking situation, we will see what we can, we are looking into options. We will do what we can to address it.

-Review Meeting Schedule:

Summer schedule was decided as follows:

6/26, 7/10, 8/7 and 9/5; Cancel: 7/17, 7/31 and 8/21

- Various Committee Reports

Gay Street Sidewalk Meeting Update:

Consultant is recommending the sidewalk on the North Side of the street, least impact of Stone Walls, this is the Fox Hill side of the street. Driving lanes are 11 feet now, will change to 10 foot lanes. Possibly putting the path behind the stone wall, or on people's property. By easement or land takings. Public Works has contracted with a consultant. Most walls will not be affected.

East Street Bridge:

On schedule, doing lots of work on weekends.

Town-Wide Crosswalk Evaluations:

BETA will look at all of our sidewalks, and will identify dangerous crosswalks

Community Trails Program:

Working with Hale

Pedestrian & Bike Safety Committee Updates:

Committee requests a speed limit set for University Ave. Ms. Loughnane noted that the Town was waiting until the area's development was complete to come up with a speed limit, didn't want to establish it too soon before traffic levels were fully vetted. Most construction is done, looking for a lower medium speed. State Law of default speed limit of 25 MPH, Dedham adopted it. Sargent Paul Sicard, Safety Officer, was opposed to this state law, The Board would like to invite him to come to a meeting to have a conversation about it.

Reynolds Farm Way Update:

The Conservation Commission has been in touch with the developer, his financier, and BETA, based on prevailing wages. Looking for a bid price, Mr. Musto will finance it. Will work on public way. Mr. Musto is still being fined daily because of failure to complete the project. We are trying to get to a solution, but we are not there yet.

Adjourned:

Upon a motion made by Mr. McCusker and seconded by Mr. Gorman, the Board voted 5-0 in favor to adjourn the meeting at approximately 9:09 pm.

List of Documents:

<p>60-90 Glacier Drive Public Hearing Notice, From: Town of Westwood Planning Board, 4/25/2018, 1 page Application, From: Prime Motor Group, 4/20/2018, 2 pages Revised Parking Plan, From: Kelly Engineering Group, 5/15/2018, 1 page Parking Letter from Applicant, From: Prime Motor Group, to: Town of Westwood, Building Division, 4/4/2018, 1 page Original Approval 2015 Decision, From: Town of Westwood Planning Board, 7/24/2015, 7 pages Approved Parking Plan from 2015, From: Kelly Engineering Group, 6/19/2015, 1 page 2017 Modification Approval/Decision, From: Town of Westwood Planning Board, 4/10/2017, 7 pages 2017 Modified Approved Plan, From: Kelly Engineering Group, 2/17/2017, 1 page 2018 Approved Parking Plan, From: Kelly Engineering Group, 5/15/2018, 1 page 2018 Planning Board Approval, From: Town of Westwood Planning Board, 5/16/2018, 6 pages</p>	<p>PDF</p>
<p>420 Providence Highway-Tesla Public Hearing Notice, Town of Westwood Planning Board,5/17/2018, 1 page Application Package & Photos, From: Tesla, Inc., 5/8/2018, 23 pages Proposed Plan Set, From: Tesla, 5/8/18, 11 pages Renderings, Tesla, 2 pages Building Department Staff Comments Conservation Agent Comments Police Department Comments, Postponement Request from Applicant, Town of Westwood Planning Board, 6/12/2018, 1 page</p>	<p>PDF</p>
<p>Board Rules and REgulations Public Hearing Current parking Design Standards (Vehicles), From: Town of Westwood Planning Board, 5/18/1992, 3 pages Public Hearing Notice, From: Town of Westwood Planning Board, 2/26/2018, 1 page Summary of Changes, From: Abby McCabe, To: Town of Westwood Planning Board, 6/7/2018, 1 page Automobile Parking Design Standards Draft June 2018, From: town of Westwood Planning Board, June 2018, 3 pages</p>	<p>PDF</p>
<p>Goals for 2018-2019 Westwood Comprehensive Plan, 2/4/2000, 48 pages Creating Master Plans Handout, From: Mass CPTC, 38 pages Mass Gen Laws Comprehensive Plan, 2 pages How to Create a Master Plan Presentation from CPTC, From: Ralph Willmer,FAICP, 23 pages</p>	<p>PDF</p>
<p>Other Business: 2018 Meeting Schedule, From: Town of Westwood, 1 page Gay Street Sidewalk June 6 Public Meeting, From: The Engineering Group, 9 pages Crosswalk Evaluation Scope Summary, From: BETA, To: Todd Korchin DPW, 2 pages</p>	