

Westwood Planning Board Meeting
Wednesday, September 25, 2018 – 7:00 pm
Champagne Meeting Room, 50 Carby Street
Westwood, MA 02090

Call to Order:

The meeting was called to order by Chairman Atkins at approximately 7:02 pm. The Chair announced that the meeting was video recorded by Westwood Media Center and explained the procedures to be followed.

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: Abigail McCabe, Town Planner and Jessica Cole who recorded the meeting minutes.

200 University Avenue, Public Hearing for an EIDR* for exterior renovations (postponed from 9/5)

Staff Comments:

Ms. McCabe reported that on September 7th, the project engineer and architect met with to review recommended changes. The Applicant agreed to revise the application to include stormwater, parking lot, revised parking layout improvements and requested more time because the soil testing and site work will take place during October. They have requested continuation to your November 27th meeting.

Action Taken:

Upon a motion made by Mr. Gorman and seconded by Mr. Pfaff, the Board voted 5-0 in favor to continue the public hearing for the EIDR at 200 University Avenue to Tuesday, November 27 at 7:00 pm at 50 Carby Street.

Wegmans, University Station, Modification to Signage –

Request to extend the timeframe for the cart coral reusable bag signs and request for Project Specific Signage Alternative for four sandwich board signs.

Dave Orlovsky of Wegmans was present. Mr. Orlovsky explained that Wegmans would like to extend the timeframe for the reusable bag signs currently located on the cart corals for one more year. The previous approval expired September 2018. A second request from Wegmans is to install four portable sandwich board signs to be located on the sidewalk.

Board and Staff Comments – Request one is a request to extend the time extension for the cart coral sign that expired this month as a condition of the previous approval:

How many customers bring in reusable bags?

-Every 3rd customer brings a bag

Do you see more people with bags?

-Yes, customers see the sign and like the reminder.

Customers appreciate the reminders.

Looking for an additional year?

-Ideally, We'd like it to be permanent.

Condition of 1 year with

You can lift, hold or extend the condition, those are the options.

Signs will not change the behavior

-The Board discussed extending the time frame for the signs whether it made sense to have a time frame of have them installed permanently. The Board was agreeable to two more years and noted that at the end of the two years the board should discuss ending the time limit to have the signs remain or be removed rather than reviewing on an annual basis.

Action Taken:

Upon a motion made by Mr. Gorman and seconded by Ms. Conant, the Board voted 4-1 (Mr. McCusker voting against) to amend the original project specific signage approval relative to the time frame to allow for the reusable bag signage for an additional two years [September 2020].

Applicant:

Mr. Orlovsky explained the second request proposed is for four portable signs to be located on the sidewalk and secured with weights at the bottom filled with sand. Photographs and a location plan were provided. He described the signs as 2 ft. by 3 ft. and to be filled with sand at the base as a weight and springs so they don't flip over.

Board Comments:

The Board noted that the zoning bylaw was written to prohibit temporary signs and limit the number of signs in the University Station development. The Board didn't think the additional signage was necessary and signs of this nature can often get in the way of pedestrians.

Action Taken:

Upon a motion made by Mr. Gorman and seconded by Mr. McCusker, the Board voted 5-0 to deny the Applicant's request for the temporary sidewalk signs upon a finding that the proposal does not address the needs of the development and may interfere or impede pedestrian traffic and circulation. The request for the sidewalk signs was denied.

Public Comments: The Chair asked if there were any public comments and there were none.

200 Nahatan Street, Westwood High School – Public Hearing for a Limited Environmental Impact and Design Review (EIDR) Public Hearing. Request to install lights at high school tennis courts (Continued from 9/5/18).

Staff Comments:

Ms. McCabe reminded the Board that this hearing was continued from 9/5 to 9/25 so the Board could have time for a site visit and asked the Applicant to provide information on the alternative light poles. Mr. Resha, the abutter at 141 Thatcher Street, requested the Board view the impact of the existing lights from his property and a site visit was arranged and held on September 19.

Applicant:

Heath Petracca, the Director of Business and Finance for Westwood Public Schools, was present. Mr. Petracca explained that the School Department is fully supportive of the proposal for lights at the tennis courts. He explained that the 50 foot poles were reviewed and proposed because they provide the most consistent light levels at the needed levels and the least amount of light spillage.

Matthew Gillis, the Athletic Director of Westwood Public Schools, added that the boys and girls varsity and junior varsity teams have limited time to practice which impacts how they schedule matches. The lights will allow later matches so family members can attend. The addition of lights will be very beneficial particularly in March and April.

Board Comments and Discussion:

The Board asked about the light levels for competitive play.

Mike Barry, the Town's consultant from Musco Lighting, summarized the differences between the 50 ft. poles and the 40 ft. poles. The average light level is better with the 50 foot poles and better distribution of lighting across the courts. Mr. Barry said that the poles at 50 ft. have less spillage because of the angle of the fixture and presented the light glare for both the 40 and 50 ft. poles.

The Board asked about the timing of the lights.

Mr. Barry responded that the light timer can be adjusted, it can be set for a 30 or 60 minute time frame.

The Board asked why 10:00 pm was the proposed shut off time and if an earlier time would be considered.

The Recreation Director, Nicole Banks, responded that the 10 pm is consistent with town bylaws and the other fields in Town. The lights can be monitored and timing adjusted. The lights will be activated by the user-activated button so they will not be on unless pushed by the user.

The Board asked about the timing for this project.

Ms. Banks responded that they would like to go out to bid and install the lights prior to the winter to be ready for the spring season in March. The courts typically close in mid-November depending on the weather and snow.

Public Comments: The Chair asked if there were any public comments and there were none.

Action Taken:

Upon a motion by Mr. Gorman and seconded by Mr. McCusker, the Board voted 5-0 to approve the four waiver requests for application submittal requirements:

1. Waiver from the filing fee since the Town is the Applicant.
2. Waiver from the requirement for the proposed site plan showing the full property details such as drainage, landmarks, trees, utilities etc. upon a finding that this requirement is not necessary for this project given the existing plan showing utilities and the tennis courts was submitted (Section 7.3.7.1).
3. Waiver from the requirement for a traffic study.
4. Waiver from the requirement for a presentation model.

Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Mr. Gorman, the Board voted 5-0 to approve the Limited EIDR application with the following three conditions based on the findings prepared by staff related to minimal glare, the height of the pole providing the required lighting, and there being no negative impact to abutting properties.

1. The lights shall be user-activated and shall never be on after 10 pm.
2. The stormwater systems and utilities shall be protected during construction.
3. No portion of the light pole or fixture shall be higher than 50 feet above grade level.

Action Taken:

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

5 Eldridge, Public Hearing (Continued from August 7th) Earth Material Movement (EMM – EIDR)* to import more than 200 cubic yards of earth in the rear of the property to level yard.

Staff Comments:

Ms. McCabe reported that on September 12th the Conservation Commission closed the hearing on this application and requested the changes incorporated changes into this revised plan. The letters from the two abutters agreeing to allow the fill to remain was submitted as requested by the Board. The owner/applicant has given the Planning Board the letters from the two abutters yesterday.

Applicant:

John Glossa of Glossa Engineering was present to summarize the plan changes since last time since the August meeting. Mr. Glossa said the Conservation Commission has closed the hearing and all of their conditions are included on this plan revised through September 17.

Ms. McCabe recommended at least 6 test pits total to provide a more accurate test to verify that no contaminated soil was used. Mr. Glossa said he performed 3 test pits already.

Ms. McCabe requested additional soil tests in the presence of someone from the town, she also recommended conditions to grant the town an easement, and remove a portion of the drainage pip previously installed.

Public Comments:

The Chair asked for public comments and there were none.

Action Taken:

Upon a motion made by Mr. Gorman and seconded by Mr. McCusker, the Board voted 5-0 to approve the earth material movement EIDR for 5 Eldridge Place with the following conditions:

1. The Applicant's Engineering shall perform additional soil tests at multiple locations throughout the area (at least 6) and submit the soil test locations and certification statement that the fill does not contain and hazardous material.
2. The Applicant shall remove the extended portion of the drain pipe as noted on the plan.
3. The Applicant shall prepare an easement plan and easement document for the drainage pipe and provide to the Town Planner, Public Works/BETA. The Applicant is responsible for preparing the drainage easement and finalizing the conveyance to the Town including providing all required documentation.

Action Taken:

Upon a motion made by Mr. Gorman and seconded by Mr. McCusker, the Board voted 5-0 to close the hearing

1200 East Street, Prevett Oil –EIDR Hearing-Request to construct caretaker/watchman living quarters on second floor of existing garage

Applicant:

Michael Viano presented on behalf of Mary and Buddy Prevett. Mr. Viano explained that this property includes the Prevett Oil Business and a garage. He said there has been vandalism and a caretaker is needed. He explained that this was approved in 2015 but it was never constructed because the building needs to have sprinklers and that lead to a delay because water line upgrades were needed and when they were ready recently it was realized that the Planning Board's 2015 approval had expired.

Staff Comments:

Ms. McCabe noted that sprinklers would still be required by the fire department. Living quarters for a caretaker or watchman is an allowed accessory use in this zoning district. No exterior changes are proposed but the accessory use triggers this EIDR review. She noted that the Board approved this in 2015 but the owner never moved forward with construction and it expired after two years.

The Chair asked for public comments and there were none.

Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Mr. McCusker, the Board voted 5-0 to approve the EIDR Application for 1200 East Street with the following conditions:

1. The Applicant shall contact the fire department for review; sprinklers may be required.
2. The caretaker/watchman occupant shall be an employee for the Prevett Oil or similar independent contract responsible for patrolling the business.

Upon a motion made by Mr. McCusker and seconded by Mr. Pfaff, the Board voted 5-0 to close the hearing.

357 Fox Hill Street – Pre-Application Conference to review subdivision options

Applicant:

Attorney Luke Legere presented on behalf of Mr. and Mrs. Resor, the property owners. He explained this is a single family residential lot that's 5.5 acres. The zoning is SRE which requires 80,000 sq. ft. minimum per lot. Currently one house lot. They reviewed a few options:

Option 1 - They have enough land to divide the lot in half by-right with an ANR plan because the lot is big enough to meet the 125 ft. of frontage for two lots on Fox hill Street but the existing house would need to be removed. This is shown in their Alternative 1 Plan Option.

Option 2: They are proposing a subdivision that meets the design standards without need any waivers as their "proof plan" attempting to show they can subdivide the lot by-right through a Definitive Subdivision Application. This option calls for demolition of the existing house.

Option 3: What they really want to do is keep the existing house and build another house behind which requires a Definitive Subdivision Application to the Planning Board and the Board would need to grant waivers from to create a lot in the back would need to create a road on paper to get the 125 ft. of frontage since all lots need to have the minimum frontage on a road. A waiver from the road's centerline off set is needed due to the proposed distance from Fox Meadow Drive.

David Johnson, project engineer from Norwood Engineering, explained that they are following the Planning Board's Lane Policy, which uses less pavement. They would like to propose a one lot subdivision to create a lot behind the existing house. They are looking to get some direction from the Planning Board.

Tom Aaron added that the home has historical significance and is an iconic dwelling in Westwood. The property has had seven owners since the 1700's and is 278 years old. Original 1700's barn, post and beam all original, an 8 stall barn. The property is in very good condition and the owners want to keep the integrity of the property.

Staff comments:

Ms. McCabe explained that the proposal requires a Definitive Subdivision application with a public hearing and waivers the Board would need to approve. She also suggested another option could be to apply for a frontage subdivision which requires a variance for frontage relief from the ZBA prior to the Planning Board's application.

Attorney Legere responded that they would prefer the Planning Board Subdivision application and think a variance request to the ZBA would be more difficult due to the hardship requirements.

Board Comments:

The Board was supportive of saving the existing historic dwelling. Two board members expressed support for waivers and a reduced driveway/road width to preserve the historic house. The Board recommended the proposed driveway/road to rear house be designed to preserve the existing mature trees. The Board added that the other option is to do nothing and keep the property as a single lot. It was recommended to talk to abutters and neighbors.

Consistency Review for building permit floor plans submitted by Pulte Homes of New England, Westwood Place at University Station

Mr. Pfaff recused himself and sat in the audience.

Staff Comments:

Ms. McCabe stated that the Board approved the floor plans for Pulte for the 100 condos at Westwood Place at University Station in February. They proposed two-50 unit buildings with 23 one-bedrooms and 27 two bedrooms in each unit. The floor plans submitted included bedrooms, kitchens, living room, and some den areas in some of the units. The Applicant has submitted more detailed construction plans to get building permits and Ms. McCabe needs to review for consistency and sign off before Pulte can get their building permit. In Ms. McCabe's review of the plans, Pulte has revised the floor plans to include a den in a different location, no windows, and a 5 ft. cased opening in the two bedroom units. Ms. McCabe is looking for the Board's feedback as to whether or not this is still consistent with the February special permit approval. The zoning only allows for two bedrooms and no three bedrooms are allowed.

Mark Mastroianni of Pulte Homes at Westwood Place, was present and stated that he believes the plans are fully compliant with the permit and with the zoning. Pulte is not marketing three bedroom homes. Floor plans and unit sales were never brought up at any of the meetings.

Board Comments:

The Board reviewed the plans approved in the winter and the construction plans submitted to the building department for a building permit currently under review. The Board recommended the plans be revised to show at least six (6) foot cased openings for the flex space/dens/dining

room areas to be open with no doors, no closets, or windows. The revised plans along with a condition in the deed and condo documents with a specific restriction in converting the space into a third bedroom be clearly prohibited. With these items the Town Planner can find the plans consistent with the Planning Board's approval.

Comprehensive Plan (Master Plan) Update & Work Session

Ms. McCabe informed the Board of progress to date. Applications for the comprehensive plans steering committee are in the back of the room and will be given out on Westwood Day. There have been weekly email blasts, Facebook posts, an announcement in the Westwood Wire, Community Newsletter and on the website.

Westwood Day - The Planning Board will have a table, with Board members at the table. There will be a banner and note cards have been created for easy distribution about the Comp Plan Update.

Update on Steering Committee Outreach - New Planning Board Facebook page!

Other Business:

Ms. McCabe reported on Islington Center that the Applicant, Petruzzello, will begin demolition soon and has indicated intent to restore and relocate the Blue Hart Tavern to location approved by Planning Board. The Attorney General has approved the zoning amendment. The dead trees behind 321 Washington Street are being replaced. The 45 market rate units for Building One at Westwood Place by Pulte Homes have sold. A developer has expressed interest in the Westwood Lodge property for senior housing as an OSRD.

Approval of Minutes: 7/10/18, 8/7/18, 9/5/18

Action Taken:

Upon a motion made by Mr. McCusker and seconded by Mr. Gorman to approve the minutes as amended from 7/10/18, 8/7/18 and 9/5/18.

Adjournment:

Upon a motion by Mr. McCusker and seconded by Mr. Gorman, the Board voted 5-0 in favor to adjourn the meeting at approximately 9:15 pm.

List of Documents:

<p>200 University Avenue-Security Lock Public Hearing Notice, Town of Westwood, 200 University Avenue, 8/10/2018, 1 page Application and Narrative - 200 University Avenue, Plot Plan - 200 University Avenue, Westwood Planning Board, 8/1/2018, 6 pages Plot Plan - 200 University Avenue, Hancock Associates, 8/1/2018, 1 page Parking Plan - 200 University Avenue, Hancock Associates, 8/1/2018, 1 page Proposed Plans - 200 University Avenue, Fine Associates, 5/30/2018, 5 pages Engineering Review Comments, From: BETA, To: Abigail McCabe, Karyn Flynn & Todd</p>	<p>PDF</p>
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<p>Korchin, Environmental Impact and Design Review (EIDR) - 200 University Avenue, 8/27/2018, 3 pages</p>	
<p>University Station, Wegmans - Signage Wegmans Request for Storefront Sidewalk Signs, From: Arthur Pires, Wegmans, To: Abigail McCabe, 8/23/2018, 1 page Wegmans Request for Cart Corral Reusable Bag Signs, From: Arthur Pires, Wegmans, To: Abigail McCabe, 8/22/2018, 2 pages Sidewalk Signage Image, 1 page Planning Board 2017 Approval, Town of Westwood, Abigail McCabe, Town Planner, 10/16/2017, 1 page Wegmans Carriage Corral sign, 1 page Sidewalk Sign Location Plan, From: Wegmans, 1 page</p>	<p>PDF</p>
<p>200 Nahatan Street - WHS Tennis Courts Public Hearing Notice, Town of Westwood, 200 Nahatan Street, 8/10/2018, 1 page Application for Tennis Court Lighting, Town of Westwood, 3 pages Light Specifications - Product Data Sheet, From Musco Lighting, 2 pages Project Plans and Illumination Testing, From: Musco Lighting, Westwood HS Tennis, 1/31/2017, 8 pages Impact Statement Narrative, High School Tennis Courts Lights, 8/22/2018, 2 pages Existing Site Plan for Tennis Courts, From: Kaestle Boos Associates, Inc., 6/1/2001, 2 pages Ex. Photo - Back Center Proposed Location, 1 page Ex. Photo - Back Left Proposed Location, 1 page Ex. Photo - Back Right Proposed Location, 1 page Ex. Photo - Courts Back View, 1 page Ex. Photo - Courts Front View, 1 page Ex. Photo - Front Center View, 1 page Ex. Photo - Front Left Proposed Location, 1 page Revised Lighting Design - 8/31/2018, From: Musco Lighting, Westwood HS Tennis, Revised Light 1150 CutSheet 8/29/2018, From: Musco Lighting, 2 pages Revised Light 1150 Photo 8/29/2018, From: Musco Lighting, 1 page Engineering Review Comments, From: BETA, To: Abigail McCabe, Karyn Flynn & Todd Korchin, Environmental Impact and Design Review - Tennis Court Lighting @ 200 Nahatan Street, 8/30/2018, 1 page 50 ft Light Pole Viewshed Video Light Pole Configuration, Musco Lighting, 8/25/2016, 1 page Multipurpose Field 80-90 ft. Lights High School, 1 page North Attleboro Facility Sme Lights Sample, 1 page September 5 Presentation, From: Westwood Rec Department, 11 pages Ex. Photo - Front Right View, 1 page Light Report for 40 ft. Poles, From Musco Lighting, 11 pages Light Report for 50 ft. Poles, From Musco Lighting, 11 pages Narrative Responses to Planning Board, From the Planning Board, 2 pages Electronic Mail from Tom Resha to Abigail McCabe, Sent September 19, 2018, Subject: Re: Site Visit With Planning Board.</p>	<p>PDF</p>

<p>5 Eldridge Place Public Hearing Notice, Planning Board, 7/12/2018, 1 page Application and Narrative, From: Glossa Engineering, To: Westwood Planning Board, 5 Eldridge Place, 7/11/2018, 4 pages Site Plan, Glossa Engineering, 7/9/2018, 1 page Soil Test, 6/27/2018, 5 pages Conservation Agent Photos, 5 pages Eldridge Place Aerial View 2017, 1 page Engineering/BETA Review Comments, From: BETA, To: Todd Korchin & Abigail McCabe, 8/3/2018, 6 pages Revised Plan Eldridge Place for Continued Hearing, From: Glossa Engineering, 7/9/2018, Summary of Plan Changes for Continued Hearing, From : Glossa Engineering, To: Westwood Planning Board, 9/19/2018, 1 page Abutter Fill Authorization Eldridge PI 25 & 17, From: Abutters: Wilson & Campbell, To: Westwood Planning Board, 9/22/2018, 2 pages</p>	<p>PDF</p>
<p>1200 East Street - EIDR Application, Planning Board, 8/22/2018, 2 pages Narrative East St 1200, From: Prevett Oil, 9 pages, Floor Plan, From: Bourque Design, 7/12/2018, 1 page Narrative Summary, 2 pages 2015 Planning Board Approval, From: Town of Westwood, Planning Board, 6/17/2015, 4 pages Plot Plan 1200 East Street, From: Landmark Engineering, 2/18/2010, 1 page Public Hearing Notice, From: Town of Westwood, Planning Board, 9/4/2018, 1 page</p>	<p>PDF</p>
<p>357 Fox Hill Street Pre Application Discussion Narrative, From: Norwood Engineering, To: Planning Board, 9/19/2018, 2 pages Concept Alternatives, From: Norwood Engineering, 9/18/2018, 6 pages Photo, 1 page Photo of Barn, 1 page Aerial View, 1 page Photo of House, 1 page Aerial GIS, 1 page</p>	<p>PDF</p>