

Westwood Planning Board Meeting Agenda
Tuesday, October 23, 2018
7:00 pm
Board of Selectmen's Meeting Room, Town Hall, 2nd Floor
580 High Street
Westwood, MA 02090

Call to Order:

The meeting was called to order by Chairman Atkins at approximately 7:02 pm. Chairman Atkins gave an introduction and explained the meeting procedures that would be followed. He informed the audience that the meeting was video recorded by Westwood Media Center and asked if anyone else wished to record, there were no others recording the meeting.

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.

100 Brigham Way, Brigham and Women's, University Station – Public Hearing for Special Permit pursuant to Sections 9.7.5 and 9.3 of Zoning Bylaw for hazardous materials in the Water Resource Overlay Protection District (WROPD). Applicant proposes to use and store hazardous materials at the health care office facility. The Chair opened the hearing and called the Applicant forward.

Applicant:

Cindy Peterson, Vice President of Ambulatory Operations and Business Development, was present on behalf of the Brigham and Women's and introduced the team, which included Project Manager Kristie Goulet, Dr. John Boyer, and Stephen Dempsey. Dr. Boyer explained the truck delivery route which will transport the chemicals and material to and from the site through the one-way route around the building to the back loading area. Dr. John Boyer went through the building diagram and the hazardous materials list, that he received from Building Inspector Mike Perkins and the list of 13 chemicals listed in the memorandum from Weston & Sampson on behalf of Dedham Westwood Water District. Dr. Boyer has merged both lists, and he went through the list and described each item to the Planning Board. He explained that most are used for tissue sampling, 7 chemicals for "point of care testing", a blood draw sample taken, for clinical findings, mixed with a sample, the sample itself, unite sample, strep tests, etc. None are industrial strength.

List of Chemicals merged from both lists:

- This Prep,
- Steris Prolystica enzymatic cleaner,
- Rapid HCG quality control reagents – Hycor Kova Liqua TA68:A72rol,

- Liquid Nitrogen,
- Rapid Strep Kit-Sure-Vue Signature,
- DCA Reagents: Cartridge,
- Urinalysis Quality Control-Quantimetrix
- pH Testing – Potassium Hydroxide and Buffers used to quality control the pH paper
- Neutral Buffered Formalin (10%),
- Trichloroacetic Acid (60%),
- Glucose meter quality controls,
- FOBT – Hemocult Sensa developer, and
- Michel's Transport Medium.

Board Comments and Questions:

A board member asked about the quantities of these items and if there have been any spills at any other locations.

Dr. Boyer responded that the material is brought to Brigham and Women's in small containers that are in boxes and are then distributed to various offices in the building under controlled conditions. He replied that there have been no spills at any other locations. He added that each delivery is tracked on what is expected to be delivered, what is received, and all drain covers in the area will be covered prior to the deliveries (there is one storm drain in the area). The receiving staff will be trained.

Howard Moyer, the project civil engineer, responded to questions raised in Weston Sampson's review about drainage and he explained the drainage system approved with the original Project Development Review in May 2017. He explained that the storm water is collected from the roof and goes into a subsurface infiltration system on the site, grid system parking lot drainage, and cleaned up with a pre-treatment system and catch basins through a water quality unit.

Board Comments;

All employees handling the chemicals are all are trained in handling and use of the chemicals?

-Yes

Have you received from State Environmental Protection Bureau approval?

-yes, EPA and SQG status

Spill contained pallets?

-Used if storing a lot of waste on site, we generate very little waste.

Staff Comments:

Ms. McCabe summarized comments received from the various departments; BETA is satisfied and deferred to the Board of Health and Building Inspector for the interior of the building; the Dedham-Westwood Water Districted provided the memorandum from Weston & Sampson discussed by the Applicant which did not raise any concerns as it stated that the application implemented adequate protections, the Fire Chief requested up to date data logs be kept at an accessible location, the Health Director explained that the application also requires submission

to the Board of Health under the Hazardous Materials Bylaw, the Building Inspector did not have further concerns, and the Conservation Agent asked for more regular maintenance of the rain garden and trash removal during review of the Operation and Maintenance (O&M Plan).

Chair Atkins opened the hearing to any public comment 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 special permit as requested by Brigham & Women's with the following 10 conditions. The proposal complies with Section 9.7 of the Zoning Bylaw and will not pose any adverse impact by appropriately addressing potential spills and contamination prior to reaching the public water supply and as further conditioned by this approval.

1. The Final O&M and Emergency Management Plan shall be revised to include the revisions requested by the Dedham Westwood Water District, be combined and include hazardous container waste disposal, rip rap maintenance to the log, and "as necessary" for the trash and debris removal from the rain garden. Two hard copies and an electronic copy in word document format shall be submitted to the Town and maintained in a conspicuous location at all times.
2. Applicant shall register hazardous materials with the Board of Health and re-register every two years.
3. Future changes in composition or quantity shall require prior written approval with an amendment to this special permit, unless determined to be de minimis.
4. Applicant shall contact health and fire for initial and subsequent inspection of facility.
5. Applicant is responsible for obtaining any other required approvals.
6. Each delivery shall be inspected by trained personnel before receiving and accepting any material.
7. Staff and delivery personnel shall be trained to handle and inspect all deliveries of hazardous material.
8. Emergency and spill response material shall be kept in the loading/delivery area at all times.
9. Drain covers for all storm drains in the proximate area on the applicant's property shall be in place in advance of all hazardous deliveries.
10. Up-to-date data and material sheets in an accessible location.

Action Taken:

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

736 High Street, Stagecoach Cross, L.P. – Public Hearing for EIDR* for parking and landscape improvements. The Chair opened the public hearing and called the Applicant to the front of the room.

Applicant:

Michael Terry, attorney for the applicant/the property owner and Jim Susi, project engineer were present on behalf of the property owner.

Attorney Terry gave some history on the property, that EIDR was never completed back in 2005. Mr. Terry corrected his statement made at the September 5th meeting that he was not on the Planning Board when this was before the Board in 2005. He has spoken with the owners, they want to redesign the whole property, and address the illegal parking immediately, they have had some impact. Will add shrubs to keep customers from parking and a timber curb and a bike rack at the front portion of the site where cars are currently parking in undesignated parking spaces.

Board Comments:

The Board asked if any storm water improvements were incorporated and if shared parking was considered.

The Applicant responded that they did not propose any drainage improvements at this time and they have not worked out any shared parking arrangements with any nearby properties.

The Board commented that the timber curb may be damaged in the winter with snow plowing. The Board discussed how traffic would be addressed.

Ms. McCabe recommended stormwater improvements be made and incorporated into this EIDR review. The Applicant has requested a waiver but has not presented any options for the board's consideration. She recommended that infiltration of the roof runoff at least be considered. Ms. McCabe also recommended curbing that is more substantial than the proposed timber curb.

Applicant:

It's an old site, my client wants to replace the building within a year, they are looking into it very seriously. Mr. Susi said he could talk to the owner about what would be possible without shutting down the businesses.

Chair Atkins opened the hearing up to public comments.

Public Comments:

Mr. W. Zhaka, 738 High Street, Westwood Eye Care and Optical, commented that there is an ongoing parking problem at the site where Starbucks customers are parking in his lot, impacting his business, and stay for long periods. He also commented that he did not want the landscaping to block visibility for his signage.

Board Discussion:

The Board encouraged the Applicant to add additional "Starbucks additional parking in rear" at the front of the property to encourage drivers to go out back.

The Board requested additional signage (two new more parking in rear signs and no parking signage at the front where cars are parking illegally), to remove the pavement and add shrubs and timber curb at front corner to do this now and to return to the Board at the next hearing with stormwater improvements included.

Action Taken:

Upon a motion made by Mr. Gorman and seconded by Mr. McCusker, the Board voted 5-0 to continue the public hearing for 736 High Street to Tuesday, November 27 at 7:00 pm at 50 Carby Street, to review revised plans.

Comprehensive Plan Update:

Ms. McCabe informed the Board that 21 applications were received for the Comprehensive Plan Steering Committee. Applications were provided to the Board of Selectmen at their October 15 meeting. The Selectmen will review and are expected to appoint the Committee at their November 5th meeting.

Public Comments:

Ms. N. Milosavljevic Fabrizio, 32 Webster Street, question how past zoning changes came out of the 2000 Master Plan, asked if the updated Master Plan would be referenced with footnotes, and asked if drafts would be available to the public.

Ms. McCabe and the Board responded that material will be available to the public and data sources would be referenced.

Other Business:

Ms. McCabe informed the Board that two applications were received for the open Associate Member positions and a joint meeting and information will be provided to the Board for a November 5th joint meeting with the Board of Selectmen.

Tennis Court Lighting – Ms. McCabe informed the Board that there was an appeal received on the recent EIDR approval of the tennis court lights from the abutter. Ms. McCabe said there was nothing the Board needed to do at this time as the appeal is handled by Town Counsel.

Approval of Minutes:

Action Taken:

Upon a motion made by Mr. Gorman and seconded by Mr. McCusker, the Board voted 5-0 to approve the minutes from September 25, 2018.

Upon a motion made by Mr. Gorman and seconded by Mr. McCusker, the Board voted 5-0 to approve the minutes from October 9, 2018.

MISC Updates:

Ms. McCabe informed the Board that the Citizen Planner Training Collaborative (CPTC) offers upcoming courses in the fall. She recommended the Board review the schedule and they are very helpful if you can make any classes.

Ms. McCabe updated the Board that there is a Housing Vision Session Planned for Tuesday, November 13 at 7:00 pm at Downey School Cafeteria. Also, there is a housing survey open until November 5th. Please take the survey and forward to anyone that may be interested.

Updates on Islington Center:

The CVS lease has been signed, the Applicant working to get ready for demolition of the Café Diva and former Tailor Shop building. Mr. Petruzzello is working to restore the Blue Hart Tavern. The Local Action Unit application for the affordable units at 321 Washington Street has been approved which means they are closer to behind eligible for listing on the Town’s SHI (Subsidized Housing Inventory), which is then done by the Town’s Housing Agent.

Public Comments:

Ms. N. Milosavljevic-Fabrizio, 32 Webster Street, asked about the housing survey; how it was created, by whom, and what the parameters where for those taking the survey.

Ms. McCabe explained that the Housing Partnership committee and their staff, Housing Agent Sarah Bouchard created the survey.

Open Space & Recreation Plan Updates – Draft document in the final stages and we are expecting to schedule a steering committee meeting soon. They will then review, and forward the plan to the Planning Board for review and approval.

Adjournment:

Upon a motion by Mr. Gorman and seconded by Mr. McCusker, the Board voted 5-0 in favor to adjourn the meeting at approximately 9:00 pm.

List of Documents:

<p>100 Brigham Way Public Hearing Notice, From: Town of Westwood, 9/27/2018, 1 page Application, From: Town of Westwood, Stephen Dempsey, 10/3/2018, 7 pages Operations and Maintenance Plan Revised 10-4-2018, From: BHW, 10/4/2018. 51 pages Executive Summary & Plans, From: Brigham Health, 101 pages BETA Group Peer Review Comments, From: Merrick Turner, To: Abigail McCabe, 10/15/2018, 1 page Health Director Review Comments, From: Town of Westwood, Board of Health, Linda Shea, To: Abigail McCabe, 10/4/2018, 1 page Building Department Review Comments, From: Town of Westwood, Building Dept., Mike Perkins, To: Abigail McCabe, 10/4/2018, 2 pages DWWD Report to Planning Board, From Weston & Sampson, To: Eileen Commene, Dedham-Westwood Water District, 10/19/2018, 3 pages Planning Board 2017 Approval Project Development Review Decision, Town of</p>	<p>PDF</p>
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<p>Westwood, 5/26/2017, 8 pages. Conservation Report, From: Conservation Commission, To: Abigail McCabe, 10/23/2018, 1 page. State DEP Approval, Received Oct. 18, From: Sherin and Lodgen, To: Abigail McCabe, 10/17/2018, 6 pages.</p>	
<p>736 High Street Application, Town of Westwood, Applicant: John R. Salvatore, 9/26/18, 2 pages Plan of Land, United Consultants Inc., 10/9/2018, 1 page Public Hearing Notice, Town of Westwood, 9/27/2018, 1 page Impact Statement Narrative, From: United Consultants, Inc., 2 pages Waiver Requests, From: United Consultants, Inc., 1 page</p>	<p>PDF</p>