

**Westwood Planning Board Meeting Minutes
(Planning Board Attendance at Board of Selectmen's Meeting)
Monday, February 27, 2017 – 7:30 PM
Community Meeting Room, Library, 660 High Street**

The Planning Board attended the Board of Selectmen's meeting relative to an agenda item scheduled for 7:45 pm regarding the University Station and Brigham and Woman's PILOT (Payment In Lieu of Taxes).

Planning Board Members Present: Christopher A. Pfaff, Steven H. Olanoff, David L. Atkins, Jr. and Michael L. McCusker. Absent: Trevor W. Laubenstein.

Staff Present: Nora Loughnane, Director of Community and Economic Development, Abby McCabe, Town Planner, and Special Legal Counsel Daniel Bailey.

7:45 – University Station & Brigham and Woman's Payment-In-Lieu-of-Taxes (PILOT) Agreement

Paul Cincotta of New England Development (NED) presented the history of the University Station Project and what is currently under construction. Brigham and Woman's Hospital is now interested in coming to Westwood in phase II, which requires returning to the Board of Selectmen to alter the original Development Agreement because it is a tax exempt entity under Massachusetts General Laws. NED is before the Board of Selectmen this evening to negotiate a PILOT Agreement. If approved, a modification of the original 2013 Master Development Plan will be before and has now been submitted to the Planning Board. The major difference in the Master Development Plan is that there is less commercial space and 200 less residential units. Mr. Cincotta added that they are working on submitting an updated Fiscal Analysis as part of the Planning Board's modification submission.

Special Counsel, Daniel Bailey explained the terms of the Community Service Agreement (CSA), which is also known as a PILOT Agreement that they have been working on over the last few months. The Agreement includes several items including an up-front CSA payment of \$300,000 for Senior Center Renovations as well annual CSA payments equal to 25% of Commercial Property Tax.

Community & Economic Development Director, Nora Loughnane explained that the Planning Board will need to review and approve the modified Master Development Plan that reflects the new layout with the proposed Brigham's facility, the residential and commercial uses – all changes from the original master plan. The Planning Board recently received the modification application and is still waiting for the Fiscal Analysis to complete the filing. The modification request will also be reviewed by the Planning Board's peer review consultant and then they will vote on the application. If approved, that will allow Brigham's to submit their application for project review to the Planning Board.

There were no comments, questions, or discussions by or among the Planning Board members.

The Planning Board's meeting adjourned at the conclusion of this agenda item at approximately 8:20.