

Planning Board Meeting Minutes
Tuesday, April 24, 2017
Champagne Meeting Room - 7:00 PM
Westwood, MA 02090

Call to Order:

The meeting was called to order by Chairman Chris Pfaff at approximately 7:01 p.m.

Present:

Planning Board members present: Christopher A. Pfaff, Steven H. Olanoff, Trevor W. Laubenstein, and David L. Atkins. Michael L. McCusker was absent. Staff members present: Town Planner Abigail McCabe and Planning & Land Use Specialist Janice Barba.

565 Gay Street, Gay Street Estates – Definitive Subdivision Public Hearing, Opened 1/17/17, continued to 2/28 & 4/11 – Proposal for two lot subdivision

Attorney for the Applicant, Ned Richardson, was present to request withdrawal of the Definitive Subdivision Plan for Gay Street Estates without prejudice. He also asked if the filing fee already submitted for the application could be applied to a new application if submitted to the Board within one year. Mr. Richardson stated that the reasons to request withdrawal include; additional time to revise the proposed roadway plans to ensure compliance with the current subdivision roadway standards and to file and receive a wetlands determination from the Conservation Commission as requested by the Board at the January hearing. Additionally, one Board member has to recuse himself, and another member is up for re-election next week, which could possibly leave only three voting Board members on this application. He requested that the Board consider waiving the Applicant's filing fees for the future resubmitted Definitive Subdivision Plan and to consider applying the previously paid filing fees; and to release the balance of unexpended peer review funds to the Applicant.

The Chairman opened up the public portion of the meeting and asked if there were any public comments, to which no one responded.

Action Taken

Upon a motion by Mr. Olanoff and seconded by Mr. Laubenstein, the Board voted three votes in favor to grant the Applicant's request to withdraw the Definitive Subdivision Plan for Gay Street Estates without prejudice. The Board also voted to apply the application filing fee already submitted to a new application if filed within one year for a new Definitive Subdivision Plan and to release the balance of unexpended peer review funds to the Applicant. *Mr. Atkins abstained from voting.*

Action Taken

Upon a motion by Mr. Olanoff and seconded by Mr. Laubenstein, the Board voted three votes in favor to close this public hearing. *Mr. Atkins abstained from voting.*

ANR (Approval Not Required) Plan – 266-278 Washington Street (Map 23, Lot 187); 291-295 Washington Street (Map 23, Lots 162); & 9 School Street (Map 23, Lot 161)

Presentation

Ms. McCabe reported that the ANR plan for 266-278 Washington Street shows one lot where CVS currently exists which will be reconfigured to create two lots; lot A and lot B. The minimum lot frontage is 40 ft. in the Local Business B district and both lots have over 40 feet of frontage. The ANR plan for 291-295 Washington Street & 9 School Street proposes to reconfigure the two properties into two lots. The Washington Street lot will have 76 ft. of frontage on Washington Street and 103 ft. on School Street and the proposed lot B will have 90 ft. of frontage. Both of these ANR plans have been submitted to obtain a three year zoning freeze for the uses currently allowed on the land.

Board Questions & Comments

Board members asked for clarification of existing and proposed lot lines and suggested an edit to the plans - "to be razed" to be written on the plans where the Blue Hart Tavern and Café Diva buildings are shown.

The Chairman opened up the public portion of the meeting and asked if there were any public comments, to which no one responded.

Action Taken

Upon a motion by Mr. Olanoff and seconded by Mr. Laubenstein, the Board voted unanimously in favor to endorse the Plan of 266-278 Washington Street (Map 23, Lot 187); and the Plan of 291-295 Washington Street (Map 23, Lots 162); & 9 School Street (Map 23, Lot 161) with edits discussed.

188 Mayfair Drive, Earth Material Movement Special Permit Public Hearing, continued from 2/28, 3/21 and 4/11 – Earth material movement related to house remodel

Craig Rim of Rim Engineering reviewed a revegetation proposal from Environmental Consulting and Restoration, LLC for the existing conditions at 188 Mayfair Drive which includes cleaning and removing debris and existing invasive vegetation along the property facing Mayfair Drive; the filling of two inches of clean loam, seed with erosion control measures on steep slopes; and planting native trees, shrubs and ground cover.

Board Questions & Comments

A Board member asked for clarification of a notation on the plans about removal of granite slabs/steps. The project engineer explained that the granite is the owner's and it will be removed. Ch. Pfaff asked if a resolution has been made with regard to the neighbor's concern about tree clearing. The engineer stated that there was only 54 s. f. on the neighbor's property where saplings and a 20" and a 4" tree stumps have been cleared.

Ms. McCabe reported that this proposal and revised plans were submitted in response to BETA Group's recommendations as well as the Conservation Agent's comments. The Applicant is also preparing to submit a stormwater application with the Conservation Commission. Ms. McCabe recommended that the Board approve this special permit with the standard conditions related to compliance with the noise bylaw; permit requirements, completion of the project and submission of as-built plans, plus the following suggested conditions:

1. The existing pavement on Mayfair Drive shall be protected from damage from loading and unloading of material and/or equipment related to the proposed construction.
2. All trucks carrying earth material to or from 188 Mayfair Drive shall be required to access the property from Harford Street and not travel on Mayfair Drive from High Street but High Street directly to High Rock or Hartford Street.
3. The Applicant is responsible for filing with the Conservation Commission. Any plan revisions as a result shall be submitted to the Town Planner for the Planning Board's file and more substantial plan changes may need to return to the Planning Board as a modification request.
4. A final as-built plan shall be submitted by a professional engineer certifying that slopes are stable and that site grading and swales are in compliance with the final approved plan.
5. Applicant shall promptly repair any damage which Applicant causes to sidewalks, street pavement, signs or other fixtures or features within the public right of way, after obtaining permission from the Town. Such repairs shall be performed to Town of Westwood standards.

The Chairman opened up the public portion of the meeting and asked if there were any public comments, to which no one responded.

Action Taken

Upon a motion by Mr. Olanoff and seconded by Mr. Atkins, the Board voted unanimously in favor to approve the Earth

Material Movement Special Permit for 188 Mayfair Drive with the conditions discussed.

Upon a motion by Mr. Olanoff and seconded by Mr. Laubenstein, the Board voted unanimously in favor to close this hearing.

Summer Street (Assessor's Map 3, Lots 20 & 25) Scenic Road Public Hearing – Request to remove two-20 ft. portions of a stonewall within scenic road right-of-way for construction of driveways

Applicant's engineer Dan Merrikin was present to summarize the proposal to remove two, 20 foot sections of stonewall within the scenic road right of way. Mr. Merrikin explained that they will construct above grade stone wall returns at each driveway entrance on Summer Street, which will extend 30" above grade and curve along either side of each driveway to enhance the scenic nature of Summer Street.

Board Comments

A Board member asked if the stones from the existing stonewall will be reused. Mr. Merrikin responded that the submitted plans note that stones will be reused and supplemented as needed with a similar stone. Board members asked if Mr. Paradis had reviewed this application. Ms. McCabe reported that Mr. Paradis previously reviewed the plans as part of the Earth Material Movement special permit hearing and did not have any other comments.

Public Comment

E. Keohane of 359 Summer Street asked the Board why they are not requiring a shared driveway for these two house lots. A Board member responded that the Planning Board approved a shared driveway for two homes on Summer Street project because it provided the best sight distance safety and preserved large street trees that would otherwise have been removed. The Applicant stated that these proposed driveways are straight, 125' apart, not configured to be shared and no street trees need to be removed for the construction.

Town Planner's Comments

Ms. McCabe stated that the decision of the Planning Board should be based on the following considerations: Preservation of natural resources; Environmental values; Historical values; Scenic and aesthetic characteristics; Public safety; Compensatory actions proposed; such as replacement of trees or stonewalls; and other sound planning considerations.

Action Taken

Upon a motion by Mr. Olanoff and seconded by Mr. Laubenstein, the Board voted unanimously in favor to approve the request to remove two, 20 foot sections of stonewall within the right of way of Summer Street, a designated scenic road.

Upon a motion by Mr. Olanoff and seconded by Mr. Laubenstein, the Board voted unanimously in favor to close this public hearing.

Town Meeting Zoning Amendments Public Hearing Continued for Articles 20-32

At the last meeting of the Board on April 11th the Board voted on each of the proposed zoning articles. Ms. McCabe explained that she will prepare a written report with the Board's recommendations to Town Meeting on all the zoning articles. She presented a draft PowerPoint presentation briefly summarizing Articles 20, and Articles 24-32 which the Board commented on as follows for recommended changes:

Article 20 – Prohibit Non-medical marijuana establishments in all zones: remove table with zoning districts, be more specific to simplify

Article 24 – Accessory Apartments: decrease number of photos on slides.

Article 25 – Storage Facility: replace the photos with actual photo of existing business, Public Storage on East St. Delete the slide with the zoning map overlay.

Article 26 – Solar: no edits were suggested.

- Article 27 – Earth Material Movement: change order of bullet points*
- Article 28 – Exterior Lighting: no edits were suggested.*
- Article 29 – Non Conforming Uses & Structures: change of order of bullet points*
- Article 30 – Corner Clearance: no edits were suggested.*
- Article 31 – Zoning Penalties: add a little more information*
- Article 32 – Housekeeping: clarify the Birch Tree Drive map change*

A copy of this presentation is available with these minutes.

Approval of Performance Guarantee and Endorsement of Canton Terrace Definitive Subdivision Plan approved on 2/7/17

Ms. McCabe reported that this item has not been submitted yet and there will not be any action taken on this.

Other Business:

- Review of upcoming ZBA Applications: 5 Highview, 46 Washington Street, and 13 Buckmaster. Only commented was that 46 Washington may need Historic Commission review under the new demolition delay bylaw.
- Signing of decisions from prior meetings or hearings closed on 4/24 – 188 Mayfair Drive signature page signed.
- Committee Reports

1. Islington Task Force met last night and discussed serving as Islington committee to help update the Village Center portion of the master plan. The Selectmen will be reviewing the RFT in May and June, which the Task Force will likely attend in lieu of their regularly monthly meetings, will break over the summer and reconvene in September.

2. MassDOT – A ground breaking for the I-95 Dedham Street interchange project will be held on May 4. Planning Board members invited and encouraged to attend.

– Reserved for topics not reasonably anticipated to be discussed

- A board member reminded Ms. McCabe to inform the Board of Selectmen about its preferences as far as utility pole placement at the newly renovated Hogan Tire.

Adjournment

Upon a motion by Mr. Laubenstein and seconded by Mr. Atkins, the Board voted unanimously in favor to adjourn the meeting at approximately 8:55 p.m.

List of Documents

• Memo to Planning Board dated 4/20/17, Revised 4/24/17 – Meeting Summary for April 24, 2017 Meeting	PDF
• Letter to A. McCabe from E. Richardson dated 4/19/17 RE: Gay Street Estates, Request to Withdraw without Prejudice & Waiver of Filing Fees for Resubmission	PDF
• Letter to Planning Board from P. Zahka dated 4/19/17 RE: ANR Application & Plans Petruzzello Properties, 266-278 Washington Street	PDF
• Letter to Planning Board from P. Zahka dated 4/19/17 RE: ANR Application & Plans Petruzzello Properties, 9 School Street & 291-295 Washington Street	PDF
• ANR plans and Applications for 266-278 Washington Street	PDF
• ANR plans and Applications for 291-295 Washington and 9 School Street	PDF
• Copy of Memo to Rim Engineering from Environmental Consulting & Restoration re: 188 Mayfair Drive, dated 4/6/17	PDF
• Plan entitled “Land Disturbance Plan” for 188 Mayfair Drive, 2 sheets, revised 4/17/17	PDF
• Comments from Phil Paradis, electronic mail dated April 20, 2017, subject: Planning Board April 24 Meeting – 188 Mayfair Drive and 565 Gay Street	PDF

• Letter to Planning Board from Dan Merrikin Engineering, LLP dated 4/23/17 re: Summer Street Scenic Road Application, photos and Site Plans Lots 139 & 140, 2 sheets, revised 4/23/17	PDF
• Power Point Presentation to Town Meeting – DRAFT for Planning Board review	PDF
• ZBA May 17, 2017 Legal ads and applications	PDF