

Planning Board Meeting Minutes
Tuesday, June 13, 2017
Champagne Meeting Room - 7:00 PM
Westwood, MA 02090

Call to Order:

The meeting was called to order by Vice Chair Atkins who will be the Acting Chairman in Trevor's absence at approximately 7:02 p.m.

Present:

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

University Avenue (Map 33, Lots 006 & 056) – ANR (Approval Not Required) Plan to create two new lots on the east side of University Avenue in Development Area B (the Brigham and Women's parcel) and a new parcel

Presentation

Ms. McCabe explained that this ANR plan creates two new parcels on the east side of University Avenue. New lot J will be the Brigham and Women's parcel and was a condition of the Board's May 23rd Project Development Review Decision. New lot I will have over 600 ft. of frontage on University Ave. and will contain the area for future retail and office buildings, parking, the 100 residential units and the park. The minimum required frontage in this zone is 50 ft. and the new lot J has 58 ft.

Board Questions & Comments

A Board member asked for clarification about ownership of the two parcels. Mr. Cincotta said that Brigham and Women's Hospital will own the new parcel (J) being created and the appropriate easements for access to other parcels are in place.

Mr. Dugdale, attorney for NED, responded to a question about filing with the Canton Planning Board by saying that no new lot lines are proposed within Canton and therefore no filing is required.

Public Comments

None.

Action Taken

Upon a motion by Mr. McCusker and seconded by Mr. Olanoff, the Board voted unanimously in favor to endorse ANR (Approval Not Required) Plan for University Avenue (Map 33, Lots 006 & 056).

Phillip's Way, Lot 3 – Earth Material Movement (EMM)* Public Hearing to remove a net total of 2,800 cubic yards of earth for work associated with the construction of a single-family residence.

Presentation

Project engineer, Dan Merrikin, was present on behalf of the Applicant, Keith Fengler. He noted that the Conservation Commission will also be hearing this application tomorrow evening under the stormwater bylaw. The application proposes to remove over 2,000 cubic yards of earth and bring in some earth to re-grade the property for a single-family house. The lot is currently undeveloped at the end of the cul-de-sac and there is some ledge at the front of the site that needs to be removed.

Questions & Comments

A Board member asked about the grading work shown on the abutting property owned by PJMJ LLC. The Applicant responded that they are in communication with the owner and have agreed that it makes more sense for the grading to transition rather than stop sharply at the property line and added that PJMJ is the original developer for the subdivision.

The Board sked for written approval prior to issuing this decision and added in this condition #11.

Ms. McCabe explained that Town Meeting in May this section 7.1 of the zoning bylaw was amendment to change the permit type from a special permit to an EIDR (Environmental Impact and Design Review) was approved by Town Meeting but is still waiting for the final approval from the Attorney General. Therefore, the Board is considering this as both an EIDR and Special Permit.

Public Comments

Chairman Atkins asked if there were any public comments, to which there was no response.

Ms. McCabe summarized the conditions drafted in the meeting summary to the board as follows:

1. Any plan revisions as a result of the Conservation Commission's review shall be submitted to the Town Planner for the Planning Board's file and more substantial or major plan changes may need to return to the Planning Board as a modification request.
2. The existing pavement on Phillips Way shall be protected from damage from loading and unloading of material and/or equipment related to the proposed construction.
3. The catch basins on Phillips Way shall be protected and a silt sac installed as shown on the approved plan revised June 13, 2017.
4. The crushed stone entrance shall be replaced when the stone becomes clogged with dirt or is no longer effective in preventing excess tracking of material onto the public way.
5. The Applicant shall notify the Town Department of Public Works during installation and backfill of infiltration chambers that are proposed to ensure compliance with the design.
6. The project engineer shall certify that the infiltration system was installed per the proposed design shown on the submitted and approved plan.
7. Project related construction and earth material movement shall comply with the Town's General Bylaws Chapter 292, for Noise and Construction between 7:00 a.m. and 7:00 p.m. Monday through Saturday and 12:00 p.m. to 7:00 p.m. on Sundays.
8. All trucks carrying earth material to or from Lot 3A Phillips Way shall be required to access Phillips Way via Margery Lane from Trailside Drive through Bubbling Brook Road and North Streets in Walpole.
9. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or agency of the Town of Westwood or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A § 9 and all applicable Planning Board rules and regulations.
10. 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.
11. Written approval from PJMJ LLC be submitted prior to the release and issuance of this approval.

Action Taken

On a motion made by Mr. Olanoff, seconded by Mr. McCusker, the Board voted 4-0 to approve the EIDR and Special Permit for earth material movement for Lot 3A Phillips Way with the 11 conditions described during the hearing.

On a motion made by Mr. Olanoff, seconded by Mr. McCusker, the Board voted to close the public hearing.

100 Lowder Brook Drive – WCOD-EIDR (Wireless Communications Overlay District-Environmental Impact & Design Review) Public Hearing to install three panel antennas at a height of 107 ft. on the existing monopole, six remote radio heads, a generator, equipment cabinets and cables for Verizon Wireless.

Presentation

Attorney Christopher Swiniarski was present to represent Verizon Wireless. He explained the proposal is to remove 8 cables, add 18 cables on the exterior of the pole, for three new antennas and equipment for Verizon which will be at the location that was previously used by MetroPCS.

Board Discussion

The Board asked about how far the antennas would stick out from the pole and agreed that it should be no further than necessary at 2 ft.

Chairman Atkins opened the hearing to public comment to which there were none.

Board Action

On a motion made by Mr. Olanoff, seconded by Mr. McCusker, the Board voted 4-0 to approve the following waivers for this application, finding they are not necessary for Verizon's proposal to co-locate at location of previous carrier (Metro PCS)

- 1 – Stormwater management report
- 2 – Traffic impact study
- 3 – Fill removal report calculations
- 4 – Site Plan showing full site features
- 5 – Exterior lighting plan
- 6 – Presentation model

Ms. McCabe summarized the five conditions suggested in the staff memo and read the updated version with the two additional conditions added during the hearing discussion as follows:

1. The Applicant verify through post-installation monitoring and report of an independent radio engineering consultant that the new and replacement antennas and remote radio heads will not interfere with nor have any negative effect on the Town's emergency radio communications.
2. The Planning Board shall be notified within thirty (30) days of any discontinuance of the wireless facility. All antennas, brackets, cabling and any other associated equipment shall be fully removed within six (6) months of abandonment or discontinuance of the use.
3. The antennas shall extend no further than 21 inches from the surface of the pole.
4. The antenna array, and all mounting brackets, bands, cables and all associated equipment shall be painted to match the matte color of the existing facility and shall be repainted as necessary to minimize any fading or discoloration.

5. The visual and aesthetic impact of the antennas, mounting brackets and all other attachments shall be minimized to the fullest practical extent. All cables and bands shall be bundled in the most unobtrusive manner possible, shall be secured directly to the pole and located on the portion of the pole which is least visible from any public way.
6. All cabling, bands and equipment associated with the previous carrier at this height/location on the pole that is no longer needed shall be removed by the Applicant.
7. The generator testing shall take place on weekdays during standard business hours only.

On a motion made by Mr. McCusker, seconded by Mr. Olanoff, the Board voted 4-0 to approve the WCOD-EIDR for 100 Lowder Brook Drive with the conditions discussed tonight.

On a motion made by Mr. Olanoff, seconded by Mr. McCusker, the Board voted 4-0 to close the public hearing.

85-91 & 95 University Avenue, Gables Residential at University Station request to extend the existing time limit for three leasing signs

The Applicant, Gables Residential, was not present, but Ms. McCabe summarized the applicant's request as submitted as part of the Planning Board's meeting packet asking for the time limitation on the three leasing signs to be extended an additional six month until the end of the year. She explained that in July 2015 and modified in November 2015 the Planning Board granted approval until the end of 2016, with a condition allowing the Town Planner to extend the signs for an additional six months (until June 30, 2017) was approved by the Planning Board in 2015. The Applicant is asking to keep the signs longer until they reach a stable leasing level.

Board Discussion:

The Board questioned whether or not the leasing signs attract new tenants and asked what other efforts were being made to attract tenants. Members said they may not be supportive of keeping the signs up after the end of the year but would like to see the apartments occupied.

Public Comments:

Acting Chairman D. Atkins asked if there were any public comments.

N. Fabrizio, 32 Webster St. – Questioned the occupancy level for Gables apartments.

On a motion made by Planning Board member Mr. McCusker, seconded by Mr. Olanoff, the Board voted 4-0 to extend the deadline for removal of the three leasing signs at Gables until the end of the year with the following two conditions: The signs be removed if the building reaches 95% leasing level prior to that time and that the Applicant submit monthly updates on the occupancy level and efforts to attract tenants.

Other Business:

321-323 Washington Street – FMUOD Special Permit Modification Request

Ms. McCabe explained that Mr. Petruzzello contacted the Planning office about possibly altering the traffic controls as you exit and enter the parking garage under the new building. She explained that the garage was approved with a mechanical arm as vehicles enter and exit the garage – the exit arm is outside the building right before sidewalk. He believes the arms are not in keeping with the design of the building and asked the Board to consider other options such as a garage door at the bottom of the ramp inside the garage that is not visible from the street. The Board reviewed the approved parking garage plan and photographs but wanted a site visit to review the area. The Board agreed to meet for a site visit on Monday evening on June 19 at 6:30 pm. Staff will confirm the time and location and notify everyone. No action was taken other than for a site visit to further consider this issue on June 19.

Committee Reports:

Mr. Olanoff explained that there is a new state speed limit law that allows communities to reduce speed limits in thickly settled areas from the current 30 mph to 25 mph when not posted on local roads. He reported that the Pedestrian and Bike Safety Committee voted unanimously to recommend the Town adopt the new state speed limit law; the Town go through the process of establishing posted special speed limits on University Avenue between Canton Street and Route 128 so that this law would not to apply to University Avenue; and the Town consider going through the state speed limit posting process for any individual unposted streets that may not be appropriate for the speed limit reduction.

Board members thought if the town were to “opt-in” then it should be clearly posted for motorist when entering Westwood from all directions.

On a motion made by Mr. Olanoff, seconded by Mr. McCusker, the Board voted 4-0 to recommend the Board of Selectmen adopt the new speed limit laws for Westwood’s thickly settled areas and post signage at the Town’s entrances, if approved.

Ms. McCabe informed the Board that Bertie’s Creative Creamery will be opening very soon as they are training this week, the Toast Office is now open for dinner, and Board members will be getting an town planning board email address to use for all Planning Board matters.

Approval of Minutes: 3/7, 3/27, 4/11, 4/24

The Planning Board approved the meeting minutes from 4/11, 4/24, and 5/1 with amendments made to the 4/11 minutes.

Adjournment

Upon a motion by Mr. McCusker and seconded by Mr. Atkins, the Board voted unanimously in favor to adjourn the meeting at approximately 8:57 p.m.

List of Documents

• Memo to Planning Board from A. McCabe dated 6/9/17 re: Meeting Summary for 6/13/17, revised through June 13, 2017	PDF
• ANR Subdivision Plan and Application– University Station Phase II LLC	PDF
• WCOD-EIDR Application, Narrative and Plans from Verizon Wireless for 100-200 Lowder Brook Drive, Radiofrequency Report & Certification, Photo simulations	PDF
• Application, earth work report, and plans for Phillips Way Lot 3A earth movement application.	PDF
• Memorandum from Phillip Paradis to Todd Korchin, re: Phillips Way Lot 3A	PDF
• Garage Layout Plan for 301-323 Washington Street	PDF
• Request for Extension submitted by John P. Dougherty, dated May 26, 2017 for Gables Residential	PDF