

Planning Board Meeting Minutes
Tuesday, June 27, 2017
Champagne Meeting Room - 7:00 PM
Westwood, MA 02090

Call to Order:

The meeting was called to order by Chairman Laubenstein at approximately 7:03 p.m.

Present:

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

Courtyard Marriott, TMI Hospitality, 64 University Avenue - Minor Modification Request to open prior to completion of sidewalk approved along the MBTA rail line on back/east side of lot with interim conditions

Paul Cincotta of NED; Engineer Nate Cheal of TetraTech and Jason Francis, VP of Construction for TMI Hospitality were present.

Presentation

Mr. Cincotta presented the interim sidewalk plan to the Board. He explained that at this time NED and TMI Hospitality have been unable to reach an agreement with Amtrak/MBTA for the sidewalk connection between the hotel parcel and the train station parcel, previously approved under Project Development Review (PDR). The permitting process with Amtrak is expected to extend beyond the Hotel's opening. Under the PDR approval, construction of an ADA accessible sidewalk from the east side of the parking lot to the Amtrak property line is required but constructing a sidewalk without a destination point creates an operational security/safety concern for the Hotel.

Engineer Nate Cheal of TetraTech presented the detailed plans to address this concern.

- Construct up to the sidewalk gravel base course
- Construct a lower tier retaining wall along the length of the sidewalk ranging from 11' up to 6, which would support the sidewalk base course. A versa lok wall would be constructed to support the parking lot and drive aisle above the walk.
- A four inch layer of loam would be placed and seeded; a guardrail would be installed and the cross walk currently shown would not be striped.
- South of the sidewalk connection to the hotel parcel, the wall would transition to a height of 3'; a rip rap slope would be constructed and plantings would be installed.
- As soon as approval from Amtrak is received the temporary guard rail and loam would be removed and the sidewalk would be constructed.

Board Questions & Comments

- Board members exchanged questions and comments with Mr. Cincotta, Mr. Cheal and staff on the modification. Ms. McCabe asked for confirmation that the trees and landscaping planting proposed in this area will be completed at the time of the sidewalk construction.
- Questions were asked about if and how the grading plan would change.
- Several Board members expressed concern that the sidewalk may never be completed, were resistant to compromise and wanted assurance plus surety that NED will be required to complete this sidewalk.
- Ms. Loughnane gave the Board a brief summary of the history of the original request to Amtrak two years ago and all the staff working to reach an agreement. She assured that this modification is not a design change but just a delay. The Town will hold funds to ensure this sidewalk will be built.

Public Comment

Jason Francis of TMI Hospitality commented that the Westwood Courtyard is seeking approval of this modification and

thanked the Planning Board members for their consideration.

Action Taken

Upon a motion by Mr. Olanoff, seconded by Mr. McCusker, the Board voted 4-0 to hold off and defer the final paving and the crosswalk until approved by Amtrak and to plant a bush at the top/front of where the sidewalk is to be and hold funds for the sidewalk on TMI's property until the final paving and crosswalk is completed. The plans shall be revised to remove any changes to the grading south of the sidewalk to reflect only modification approved was for completion of final paving and crosswalk.

Upon a motion by Mr. McCusker and seconded by Mr. Laubenstein, the Board voted 3-0-1 (Mr. Olanoff abstained) to consider this request to defer final paving as a minor modification.

Preliminary Subdivision Plan, Westwood Estates II, 563 Everett Street, Wight Lane/443Canton Street/ 9 Hedgerow – Proposal for two new single-family house lots and to reconfigure four lots approved as part of the Westwood Estates Definitive Subdivision by constructing a ~400 ft. long road with a cul-de-sac on the north side of Hedgerow Lane extension

Attorney Peter Zahka for Canton Street Realty Trust, David Spiegel and David Johnson of Norwood Engineering were present.

Presentation

Engineer David Johnson summarized the project as the subdivision of 563 Everett Street into two new building lots, located in Residential B district, served by a 400'+/_ long cul-de-sac, accessed off the recently approved extension of Hedgerow Lane as part of the Westwood Estates Subdivision. Mr. Johnson explained that four of the lots in the Westwood Estates subdivision will be reconfigured as part the proposed subdivision and asked that the Board consider the subdivision road to be a "lane" and to allow a reduction of the roadway layout and pavement consistent with the Planning Board's Lane Policy and the Westwood Estates subdivision approved by the Board last year.

Town Engineer's Comments

Mr. Paradis commented that although the lots provide adequate lot area, upland area and frontage width and shape factor, the proposed new road is 428± feet, extending off Hedgerow Lane 800± feet from Canton Street. This roadway would require a waiver of Section 4.10 of the Subdivision Rules and Regulations; and the site plan lacks an emergency access. (A copy of this memo is included with these minutes.)

Staff Comments

Ms. McCabe received comments from the Conservation Agent, Fire Department, Health Department and Dedham-Westwood Water District. (Copies of these documents are included with these minutes.)

Board Questions & Comments

- Board members exchanged questions and comments with Mr. Paradis, Applicant and staff on the proposal; and asked the Proponent to provide a brief update on the Westwood Estates Subdivision construction for the neighbors.
- Board members discussed the combined length of roadway from the Canton Street to the cul de sac exceeding the maximum length of a dead end street over 500 ft., reduction of roadway layout and pavement; requiring a waiver; street width and radii should comply with the Fire Department's requirements; and is not supported by the neighbors present at this meeting.
- Board member said it's been the policy of the Board to not expand subdivisions to include new lots or new dead ends once approved and that is a standard conditions the Board has imposed on Definitive Subdivisions. The Board approved waiver for dead-end length here with justification for reduced size emergency access road was supported by neighbors and applicant proved that full road could be built in a proof plan.

Public Comments

M. Broderick, 20 Lyons Drive – is opposed to this project due to the smaller lots proposed and negative impacts on the neighborhood.

C. Dooley, 3 Wight Lane – is opposed to this project.

M. Tulea, 5 Wight Lane – is opposed to this project.

G. Zoppo, 537 Everett Street – is concerned about all the trees being removed as part of this project.

D. McCarthy, 484 Canton Street – is opposed to the project based on the change in zoning and different lot sizes allowed. Also asked who is responsible for the maintenance of the cul-de-sac.

J. Zoppo, 537 Everett Street – concerned about the negative impacts to the neighborhood.

S. Nong, 88 Lyons Drive – is suffering from the current construction activities of the newly approved Westwood Estates and is concerned about more construction.

Qin, Lin, 88 Lyons Drive – is upset about increasing amount of trees being removed and the higher grade of the project; asked developer for an update on the construction timeline.

Action Taken

On a motion made by Mr. Olanoff, seconded by Mr. Atkins, the Board voted 4-0 to deny the Preliminary Subdivision Plan, Westwood Estates II because it is over the maximum limit of 500 ft. for dead-end road and no emergency access road is proposed and standard Board policy is to not extend subdivisions after approved.

Westwood Estates Definitive Subdivision – Request for Modification to approved plans to alter the water and sewer utilities by installing a sewer manhole and water tap

Presentation

David Johnson of Norwood Engineering was present to explain the request to modify the approved Westwood Estates Subdivision plans as proper construction planning and sequencing. Mr. Johnson stated that field changes were done during installation of water and sewer utilities because installing at a later date would be costly and was unaware that this level of change would require a meeting with the Planning Board. He noted that no other changes were made to the original approved design of the sewer line.

Board Questions & Comments

Board members exchanged questions and comments with Mr. Paradis, Applicant and staff on the existing conditions, modifications and design. The Planning Board noted that Dedham-Westwood Water District (DWWD) and Sewer Commission/Department may not want the extra isolated pipe and may ask for it to be removed if the subdivision is not extended.

Public Comments

None

Action Taken

On a motion made by Mr. Olanoff, seconded by Mr. McCusker, the Board voted 4-0 to approve this modification as a minor modification.

On a motion made by Mr. Olanoff, seconded by Mr. McCusker, the Board voted 4-0 to approve this minor modification and accept the modified plan to alter the water and sewer utilities but be removed if required by sewer and water departments.

Other Business

Review of ZBA applications - Proposal for an accessory apartment (to legalize one that already exists) and a proposal for a second story addition on a nonconforming lot. No specific comments from the Board.

A ground breaking ceremony for Brigham and Women's has been scheduled for Monday, July 17 at 8:30 a.m.

Committee Reports

TRIC – Mr. McCusker was nominated to be second vice chair

Islington Update: on 6/19 the Selectmen voted to accept a modified option 6 version of the Petruzzello-Town project; will prepare a memorandum of understanding (MOU) with some modifications to the Islington Center Task Force's recommendations. Essentially, this authorizes the Developer to begin working on its Planning Board submission.

Working towards a Planning Board submission will likely begin in July and throughout the summer. Ms. McCabe suggested that two Board members sit on a subcommittee with staff and peer reviewer to facilitate review, identify concerns and address separate aspects of review components individually and comprehensively prior to an official submission. Board members agreed and said at the next meeting on 7/11 they would choose two members to sit on the subcommittee. In addition, Board members choose BETA Group, Inc. as Peer Reviewer for this project as BETA previously reviewed the FMUOD Special Permit 301-323 Washington Street and has proven engineering and architectural design expertise and asked for a rate packet.

Approval of Minutes:

The Planning Board approved the meeting minutes of 3/7, 3/27, 6/13 and 6/19 as submitted.

Adjournment

Upon a motion by Mr. McCusker and seconded by Mr. Atkins, the Board voted unanimously in favor to adjourn the meeting at approximately 9:11 p.m.

List of Documents

• Memo to Planning Board from A. McCabe dated 6/23/17, revised 6/27/17 re: Meeting Summary for 6/27/17	PDF
• Memo to Planning Board from N. Cheal, TetraTech, dated 6/16/17 re: Courtyard by Marriott – Minor Adjustment to the Site Plan	PDF
• Interim Sidewalk Plan – Development Area B • Interim Site Development Plans C-111; C-112; C-122 and SK-01 • Photographs, May 2017	PDF
• Memo to A. McCabe, Town Planner from Phil Paradis, BETA Group, Inc., dated 6/21/17, Preliminary Subdivision Westwood Estates II Review	PDF
• Memo to A. McCabe, Town Planner from Deputy Fire Chief M. Reardon, dated 5/26/17 re: Westwood Estates II	PDF
• Letter from Norwood Engineering to A. McCabe dated 6/26/17 re: Westwood Estates II – Response to Fire Dept. comments	PDF
• Public Comment PowerPoint presentation Westwood Estates II Preliminary Subdivision Application	PDF
• Letter from Norwood Engineering to A. McCabe dated 6/19/17 re: Westwood Estates – Construction Modification Request	PDF