

Planning Board Meeting Minutes
Tuesday, June 28, 2016
Champagne Meeting Room, 50 Carby St. – 7:00 PM

Call to Order:

The meeting was called to order by Chairman Chris Pfaff at approximately 7:02 p.m. WestCAT was granted permission to videotape the meeting.

Present:

Planning Board members present: Chris Pfaff, Steve Olanoff, Trevor Laubenstein, Dave Atkins and Mike McCusker. Staff members present: Town Planner Abigail McCabe and Director Nora Loughnane. Planning & Land Use Specialist Janice Barba was absent.

University Station Sign Request for Project Specific Signage Alternative

Ms. McCabe reported that staff is still working with NED to find a proposal that meets the Planning Board's requests and is more compliant with our bylaw. No official motion was needed as this is not a public hearing. This matter will be taken up at the next board meeting on Tuesday, July 12th at 7:00 p.m. in the Champagne Meeting Room, 50 Carby Street.

Westwood Estates Subdivision (Wight Lane & 9 Hedgerow Ln.) – Definitive Subdivision and Earth Material Movement Special Permit Public Hearing – *Continued from 4/12/16*

Ms. McCabe informed the Board that she received a Request for Continuance of Constructive Approval date to December 31, 2016 from Applicant David Spiegel. The Applicant has yet to demonstrate rights or reached an agreement with the property owner to develop the emergency access road in Norwood, which the Planning Board requested to be submitted prior to re-opening the hearing.

Board Comments:

Board members agreed that the hearing should not be re-opened until the outstanding questions related the legal rights to Wight Lane and the proposed emergency road are answered.

Action Taken:

On a motion by Mr. Olanoff and seconded by Mr. McCusker, the Board voted 5-0 to continue this hearing without testimony taken to Tuesday, August 2nd at 7:00 p.m., in the Champagne Meeting Room at 50 Carby Street.

580, 582, 590 High Street and 72 & 90 Deerfield Avenue – Definitive Subdivision & EIDR Minor Modification (Police Headquarters)

Ms. McCabe reported that the Fire Chief stated that the driveway width and turning radius on the "police only" access road into the Police Station is inadequate as shown on the approved plans. The Town's consultant is working on a solution.

Marc Gabriel was present from Pare Corporation to explain the request for minor modification to widen the driveway entrance/exit from 15' to 20' wide, to ensure access for both police and large, public safety vehicles. This widening will require increasing the northern radius, thus taking away one parking space. Mr. Gabriel said that this will allow the project to decrease its impervious area and to increase plantings in the area. In addition, the fire department requested the vertical, transitional curbing to be changed to sloped, granite curbing.

Board & Staff Comments:

- A board member asked Mr. Gabriel to provide further explanation of the diagram showing the fire and truck movements from both directions into the driveway.
- A board member asked if the Police Chief is ok with these modifications, which includes losing a parking space and Mr. Gabriel responded that the Police Chief had reviewed the changes.
- The board requested there be less of the sloped granite curbing on the bump out and to continue the vertical granite curbing as far to the edge as possible.

Public Comments:

- None.

Action Taken:

On a motion by Mr. Atkins and seconded by Mr. McCusker, the Board voted 5-0 to approve to consider this request as a minor modification.

On a motion by Mr. Laubenstein and seconded by Mr. McCusker, the Board voted 5-0 in favor to approve the Minor Modification of the Definitive Subdivision & EIDR with the plan amendment to extend the vertical granite curing on the interior bump-out to the corner.

Request for Modification of Planning Board Approval for Removal of one Tree at the Police Headquarters

Rick Almeida of Dore and Whittier was present to request the Board's approval of the removal of one memorial tree which was on the original plans to be left in place during the construction of the new police headquarters. Mr. Almeida explained that utility and grading work will now require that the tree is removed. A suggestion was made to relocate the tree but it was determined that due to the age of the tree, it would be unlikely to survive. Mr. Almeida said that he will work with the police chief to have the tree replaced in-kind with a similar tree and rededicated to a nearby location.

Action Taken:

On a motion by Mr. Olanoff and seconded by Mr. Atkins, the Board voted 5-0 to approve this minor modification of the Special Permit to allow removal of the existing tree and permission to replace the tree with a new tree of similar species.

Other Business:

Ms. McCabe reported that the Board of Selectmen granted the following appointments to the regional committees on July 20th: MAPC – The Selectmen decided to continue with the current appointment of Mike Jaillet and Steve Olanoff as the alternate through June 2018.

Housing Partnership – Chris Pfaff, Michael McCusker as the alternate

MBTA Advisory Board – Steve Olanoff, Dave Atkins as the alternate

Regional Transportation Advisory Council – Trevor Laubenstein, Steve Olanoff as the alternate

TRIC – Michael McCusker, Steve Olanoff as the alternate

The appointments for the Long-Range Financial Planning Committee will be made at a later date this summer.

TRIC Report – Mr. Olanoff informed that he and Mr. McCusker toured the old Medfield State Hospital last week with the members of TRIC.

Other Business:

Islington Center Survey – The Survey was distributed to all households, noticed in the Town Newsletter in two places, advertised in the newspaper, discussed at Board of Selectmen and Planning Board meetings. The Survey is open until June 30th. Ms. Loughnane stated that there has been a tremendous response to the survey.

Islington Center Task Force – The Task Force met on 6/22 and conducted a walking tour of Islington Center. Following the tour, there was a discussion back at the Islington Community Center on the receipt of proposals. The next meeting is Thursday, September 8th and the Task Force will spend most of that meeting discussing the newly received Petruzzello proposal. The Task Force tentatively scheduled another meeting for Thursday, September 15th, which will entail a presentation of the proposal by the applicant if deemed warranted by the Task Force. The Task Force will make a recommendation to the Board of Selectmen and the Selectmen will ultimately decide whether to purpose the proposal. If the concept proposal is accepted by the Board of Selectmen, the Applicant would then be permitted to being the permitting process by submitting plans with Planning, Conservation and possibly the ZBA and any other relevant boards and commissions. Following permit approvals, the next step would be for a fully developed plan to be presented to Town Meeting for use of the Town's land, which at the earliest would be in May 2017.

Ms. Loughnane directed the Board to the town's website under *Land and Property* and *Islington Center Task Force* to access all

documents related to the Islington Center Redevelopment.

Blue Hart Tavern Tour – Mr. Olanoff reported that he and Mr. Atkins toured the historic building last week. Ms. McCabe said that the building will be moved in mid-July on a Sunday morning.

Police Station Groundbreaking Ceremony – Scheduled for Friday, July 1 at 8:00 a.m.

Regional Transportation Advisory Council – Mr. Laubenstein reported that at the last meeting he attended he was invited to tour the commuter rail yard in Somerville on July 18th.

Upcoming Meetings:

Next meeting is 7/12 at 7:00 p.m.

Adjournment:

Upon a motion by Mr. Atkins and seconded by Mr. McCusker, the Board voted unanimously in favor to adjourn the meeting at approximately 7:45 p.m.

Upcoming Planning Board Meetings: 8/2, 8/23 & 9/6 *Note: New start time for meetings is 7:00 p.m.*

List of Documents

• Planning Board Meeting Summary for 6/28 meeting dated 6/24/16	PDF
• WPD graphic turning plan	PDF