

Planning Board Meeting Minutes
Tuesday, September 20, 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 7:03 p.m. The Chairman announced that WestCAT was recording this meeting and asked if anyone else wished to record the meeting to which no one responded.

Present:

Planning Board members present: Christopher A. Pfaff, Steven H. Olanoff, Trevor W. Laubenstein, Associate Member Steve Rafsky and Associate Member Todd Sullivan participated in the Westwood Estates Definitive Subdivision Hearing. Michael L. McCusker and David L. Atkins, Jr. participated in the second half of the meeting, following the subdivision hearing. Staff members present: Town Planner Abigail McCabe, Nora Loughnane, Director of Community & Economic Development and Janice Barba, Planning & Land Use Specialist.

Westwood Estates Subdivision - (443 Canton St., Wight Lane & 9 Hedgerow Lane), Earth Material Movement Special Permit and Definitive Subdivision – Continued Public Hearing re-opened

Presentation David Johnson of Norwood Engineering

Mr. Johnson stated that in response to suggestions from Town Staff, he has submitted a by-right/waiver-free subdivision, under the Open Space Residential Development (OSRD) section of the zoning bylaw. A subdivision under OSRD allows for smaller lot sizes, interior drives, and a less than 500' roadway to serve these lots. This concept plan shows 11-13 single-family houses in clusters on one lot with a 500' cul-de-sac. Mr. Johnson stated that this proof plan complies with the subdivision rules and regulations, and this should serve as justification for the Board to consider the plan they really want to construct which is for the 1,200 foot road with an emergency access drive to Lyons Drive. For the Board's consideration of their request to exceed the 500 ft. maximum road length, he has two additional alternatives to present to the Board; 1) a boulevard entrance with a 20 – 25 ft. wide road on each side of the from the entrance off Hedgerow extension with landscaping in the middle. 2) An emergency access road connection from the end of the proposed cul-de-sac for the new Hedgerow Extension road to connect to Lyon's Drive.

Concerns about an emergency access road were identified by police and fire departments. In addition, Mr. Johnson stated that he is requesting confirmation from the Planning Board about the request for a waiver of an emergency access road.

Town Planner's Comments

Ms. McCabe recommended that the Board should consider the options presented by the Applicant and discuss the road length and proposed emergency connection. She also added that the proposed OSRD proof plan looks to be compliant and could not be disapproved by the Planning Board. Past practice has been that the Board considers waivers only when a waiver free plan has been presented to the Board so that a better plan could be considered. Below is a brief summary of staff comments included in the Board's meeting packet:

Town Engineer - Emergency access road is not preferred due to maintenance; recommendation for a surface detention basin rather than subsurface since it will be easier and less costly to maintain than underground for a homeowner.

Police – Do not support any emergency connections and if the Board approves there shouldn't be any gates or other obstructions.

Conservation Commission – proposal requires the filing of a Notice of Intent for WPA, WPO, & Stormwater Bylaw

Fire – Prefers a full roadway linking to Lyons Drive rather than emergency only, request no restrictions for access to emergency connection, maintenance important (winter).

Board Questions & Comments

- A Board member asked if the access way is a driveway or a road; requested clarification on the easement/right of way with the Town of Norwood; asked if the neighbors are in favor of a project with an emergency access road. The Planning Board must decide if the applicant has demonstrated that it does have an easement.
- What does the neighborhood think of this OSRD concept plan? (Will Mr. Spiegel fulfill his original commitment to fix the drainage, etc.)
- One Board member not supportive of the boulevard plan because that does have two distinct access points.
- A Board member asked the Applicant what the proposed Lyons Drive improvements were. The proponent responded that they were replacing the existing catch basins on Lyons Drive, providing stormwater catchments, re-paving and widening the end of Lyons Drive to create a bigger cul-de-sac (still won't be compliant), and providing gas service to his property but not all the way down Lyons Drive.
- Ms. Loughnane commented that the Board should focus on whether the applicant has submitted a waiver free plan, if the Board accepts a waiver free plan the Board can then consider a plan with waivers. Ms. Loughnane stated that it is her opinion that the Applicant has not proved that there is an easement that gives the Applicant the right to construct the emergency road out to Lyon's within the scope of the existing easement.
- Another Board member felt the OSRD proof plan reviewed tonight is by-right, which permits the Board to continue considering the Subdivision as proposed with the longer than 500 ft. road.

Public Comments

- J. Martin, 65 Lyons Drive –commented in support of emergency access drive.
- S. Nong, 88 Lyons Drive – commented that he is against making Lyons Drive a full street as he is concerned about public safety and inquired about the existing and any proposed new fencing.
- D. Cronin, 45 Lyons Drive – commented that he favors this new plan.
- Attorney Mark Bourbeau representing the abutting Norwood Property owners (the Feeney Brothers) commented that the existing easement was meant to connect to Everett Street and not Lyons Drive and there is no slope easement, thus he questioned the right to construct a large retaining wall within the 50 ft. wide easement.

Closing Comments

Chairman Pfaff commented that the Board should indicate whether the OSRD could be considered a as of right plan with the requested waivers.

Action Taken:

On a motion by Mr. Rafsky and seconded by Mr. Olanoff, the Board voted 5-0 to accept this OSRD Proof Plan and continue this Subdivision & Special Permit hearing to Tuesday, October 4th, 2016 at 7:00 p.m. in the Champagne Meeting Room, 50 Carby Street.

Other Business:

Planning For Westwood Day – Saturday, September 24

Ms. McCabe confirmed with Board members that times have been scheduled between 10 a.m. – 3 p.m. for Board members to sit at the Planning Board's table in the mini-town hall area for Westwood Day.

Review of upcoming ZBA Applications

Ms. McCabe informed Board members that one of the applications scheduled to be heard by the ZBA this month was also subject to an administrative EIDR for interior renovations for retail sales and installation of car and truck accessories located in the ~11,000 SF space in the multi-tenant building at 378 University Avenue. The proposed exterior alterations include the installation of an overhead garage door on the north side of the building and a 15' wide drive to access the

door that will result in the removal of two parking spaces. The ZBA will review this Special Permit application pursuant to Section 4.1.5.9 - Motor Vehicle General Repairs and Body Repair. The Planning Board commented that it was important that the trees along University Avenue that were recently removed should be re-planted and a new planting plan submitted. Ms. McCabe reported that she would make the landscaping a condition of approval. A ZBA Application for large scale solar on the roof of one of the buildings at Xaverian Brothers High School, 800 Clapboardtree Street was also received for an October meeting. This solar requires a ZBA special permit and Administrative EIDR planning review for an accessory use, there were no comments from Board.

Committee Reports

Board members gave a brief review of recently attended Committee meetings including the following:

- *Housing Partnership* - Ms. Loughnane reported that the Housing Partnership will be meeting on Friday, 9/30 at 7:30 a.m. in the Selectmen's Meeting Room.
- *Islington Center Task Force* –Petruzzello Properties development team presented its response to the RFP, approximately 50 residents attended; public comments were received as were comments from ICTF members; suggested amendments to the plans were discussed and will be reported on at the next meeting in October.
- *Three Rivers Inter-Local Council (TRIC)* – “Community Energy Aggregation” and “Solar Smart” were discussed.
- *Regional Transportation Advisory Council – MASSDOT in-house cost-estimates, budget to actual was discussed and Canton St./Dedham St. Corridor Bridge Project & Off-Ramp –bids received were \$12 million under what was estimated. Also part of this meeting was a discussion on creation of more truck stops in MA; autonomous vehicles and other new shifts in the trucking industry.*

Reserved for topics not reasonably anticipated to be discussed

Clear Channel Billboard

Ms. McCabe, Ms. Loughnane, Mike Jaillet and a representative from the Town of Norwood met last week with representatives of the MBTA and Clear Channel regarding the proposal for the billboard on the MBTA garage. Ms. Loughnane reported that both Dedham and Westwood are against erection of this billboard and the MBTA reported that it will continue to pursue this project. More discussions will continue in the future.

Conformance Determination – Del Frisco's Grille

Ms. McCabe reported that the elevations, lighting and landscaping will be presented to the Board for review at the next meeting of the board on 10/4/16.

Sports Authority

The vacant building will be temporarily occupied by Spirit Halloween store.

Apartments at Gables University Station

Ms. Loughnane reported that currently 220 units have been leased and are occupied; 23 units are leased but not yet occupied (there may be some students) (which brings occupancy to nearly 70%); in building #1, 14 of the 14 affordable units are leased and occupied; building #2 41 out of 55 affordable units are leased and occupied; as of now there are 23 students living there. (Studies had predicted 49-63 students living at Gables.)

Approval of Minutes:

Action Taken: Upon a motion by Mr. Laubenstein and seconded by Mr. Olanoff, the board voted unanimously in favor to approve the August 23rd minutes with some minor modifications as discussed.

Adjournment:

Upon a motion by Mr. Laubenstein and seconded by Mr. McCusker, the Board voted unanimously in favor to adjourn the meeting at approximately 9:41 p.m.

List of Documents

• Planning Board Meeting Summary for 9/20 meeting, dated 9/16/16	PDF
• Memo to Planning Board from Town Planner for Westwood Estates Subdivision, dated 9/16/16	PDF
• OSRD Conceptual Plan – Westwood Estates, prepared by Norwood Engineering dated 9/16/16	PDF
• Norwood Planning Board Minutes form 7/11/16	PDF
• Boulevard Option: Plan entitled “Westwood Estates” Definitive Lot Layout, Westwood, Massachusetts, prepared by Norwood Engineering, dated February 10, 2016	PDF
• Easement Document letter from Alan B. Almedia and supporting material	PDF
• ZBA Application of 378 University Avenue and plans.	PDF
• ZBA Application from Xaverian for solar at 800 Clapboardtree street.	PDF