

Planning Board Meeting Minutes
Tuesday, October 4, 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.

Present:

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

Del Frisco's Grille – 60 University Ave. – UAMUD Conformance Determination

Paul Cincotta of New England Development (NED), Brian Dugdale of Goulston & Storrs, and Nate Cheal of TetraTech and Val Jones, Architect for Del Frisco's were present. Special Counsel Dan Bailey, Peer Review Consultants Phil Paradis of BETA Group, Inc. and Mike Sinesi of KAO Design, Inc. were present for the Town.

Presentation by Paul Cincotta, NED

Mr. Cincotta reported that this Conformance Determination application is being submitted for the Board to consider as it relates to the approved University Station Master Development Plan, pursuant to Section 9.7 of the Zoning Bylaw for Del Frisco's Grille. The Application proposes a 300 seat restaurant in a ~7,500 Sq. Ft. building with an outdoor patio for 50 seats (250 seats inside), located at 60 University Avenue, located in Core Development Area 3, previously referred to as Restaurant C.

The presentation included the following:

- Site Layout; Grading & Drainage Plan; Utility Plan; Planting Plan & Planting Details Plan; Elevations Plans; Floor Plans; Roof Plans and lighting specifications.

Presentation by Planning Board's Peer Review Consultants – BETA Group & KAO Design, Inc.

Phil Paradis of BETA Group summarized the findings and recommendations of the seven page report to the Planning Board. The following is a list of items requiring more information:

- Provide details for: Lot Area; Construction Details; Emergency Power Facilities; Exterior Materials Board; Façade Treatment; Elevation Detailing; Roof Drainage; Wall Light Specifications; Lighting Plans; Visual Mitigation and Screening of Infrastructural Elements and Utilities.
- Recommendations:
 1. Circulation, Traffic Impact & Street Access – suggested creating a more direct connection between the walkway and the sidewalk leading to the MBTA station.
 2. Parking Lot Revisions: removing the parking space immediately east of the dumpster enclosure. (A vehicle parked here would likely interfere with trash pickup.); Verify and label width of access aisle adjacent to the island at the northeast corner of the parking area; van accessible parking spaces need designated signage.
 3. Stormwater Management: provide revised HydroCAD model as part of future submission for design and build-out of village area that reflects the installed infrastructure of Restaurant B and proposed infrastructure of Restaurant C.
 4. Water Quality: provide Stormceptor sizing sheets
 5. Spill Prevention & Response: provide specifics on chemical or hazardous material storage or usage as it relates to use of that may be unusual or unique to the facility or confirm there are none. Provide information on emergency power service and methods of secondary containment (if included).
 6. Provide information on irrigation system.

7. Mr. Sinesi summarized design changes which were to match some vertical and horizontal elements, roof equipment, and down lighting, exterior material changes.

Mr. Cincotta and the development team provided responses after each recommendation by the Town's peer review consultants, fully detailed in a memo from TetraTech dated 10/3/16 and included with these minutes. Also presented to the Planning Board were the following: Restaurant Connectivity Plan, an Exterior Materials Board and revised Elevation Plans showing trash enclosure elevations.

Board Questions & Comments:

Board members exchanged questions and comments with the Development team and Peer Review Consultants. A Board member requested the Applicant shift the accessible spaces east to line up the hatched area with the crosswalk. The Board agreed the crosswalk and spaces against the proposed building should be shifted to improve the pedestrian access to go straight across with a re-aligned crosswalk. The Board also requested the sidewalk continue to the dumpster enclosure, to add stairs closer to the building to University Avenue, encouraged the use of a shuttle service to help with parking, and to update the overall master plan to focus on pedestrian access and walking.

The Applicant replied that installing stairs would not be in compliance with the State's AAB (Architectural Access Board) Accessibility regulations because it would provide an access not available to those needing an accessible route.

Closing Comments:

Ms. McCabe informed the Board that she drafted a Decision for the Conformance Determination with a list of conditions based on recommendations by the Peer Review Consultants. The Planning Board's Special Counsel Dan Bailey suggested that the Planning Board consider continuing this discussion to the next meeting to give the Development team and the Peer Review Consultants time to coordinate and resolve any outstanding items and the submission of revised plans.

Action Taken:

On a motion by Mr. Olanoff and seconded by Mr. McCusker, the Board voted 5-0 to continue this application to Tuesday, October 18th at 7:00 p.m. in the Champagne Meeting Room, 50 Carby Street to allow time for revised plans to be submitted with the changes requested this evening by the Board and the peer reviewer.

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

Proposal to subdivide lot at end of Wight Lane/443 Canton Street into ten, single-family house lots and construct a ~1,207 foot road off Hedgerow Lane for the properties known as Map 32, Lots 197 & 009.

Presentation by Development Team including Attorney Peter Zahka, David Spiegel, Principal and David Johnson of Norwood Engineering.

- Mr. Zahka informed the Board that Mr. Spiegel and the Norwood property owner have reached an agreement in principle for the acquisition of the 46,000 s.f. parcel necessary for the easement, plus some additional land for a slope easement, eliminating the need for the previously proposed retaining wall for the road connection to Lyons Drive.
- At the last hearing a concept proposal for an OSRD plan as an option was presented to the Board to consider while reviewing waiver request for the current proposal for the standard subdivision with the 10 lots. Tonight Mr. Johnson will review the subdivision proposal in which there is a cul-de-sac proposed at the end of the new road (Hedgerow Extension) with emergency access road to connect from end of new cul-de-sac to end of Lyons Drive.
- Mr. Zahka reiterated that the commitments made to the Lyons Drive neighborhood for drainage and roadway improvements on the cul-de-sac will be honored.
- Mr. Johnson briefly summarized the proposal for a waiver-less plan, as being compliant with the current

Planning Board Subdivision Rules and Regulations. The plans include: area is the newly acquired 46,000 s. f. which will allowing the connection of the two subdivisions, including a 50' layout, 22' wide road with LID swales, 5' sidewalk on one side/north side, and 3-1 slope, meeting all the requirements for a proof plan. He asked that the Planning Board agree that this is a waiver-less plan so that it can go forward with deciding how this plan should be constructed with a dead end over 500 ft. in length with a 20 wide (14 ft. paved & 3 ft. gravel shoulders) 4 inch mountable curb for the emergency access connection through to Lyons Drive, a through street, or with the boulevard plan.

Board Comments:

Board members exchanged questions and comments with Mr. Johnson and the Planning Board's Peer Review Consultant, Phil Paradis. The Board was not supportive of the boulevard proposal, although attractive, it does not adequately provide the protection in the event of an emergency as the Fire Chief has continuously advocated for more than one way to access all houses in Westwood. Three Planning Board members expressed their support for the 1,200 ft. road with paved emergency connection to Lyons Drive because the Applicant and Lyons Drive residents were supportive of the emergency road rather than a full road connection, and two Board members supported a full through road connection to Lyons rather than two cul-de-sacs with emergency access only. The Board requested a traffic evaluation of a full road versus the emergency road connection.

Staff Comments:

Ms. Loughnane commented that the Town would prefer to see a through street rather than an emergency connection. The emergency connection between Shoe String and Little Boot Lanes is the only paved emergency access road in Westwood. Other ones approved were not paved, although the paved road operates better than the others, the maintenance in the winter is still a concern for public safety and public works departments. Lyons Drive is currently private and does not have a compliant cul-de-sac at the end the 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 traffic and drainage.
- D. Cronin, 45 Lyons Drive – commented that he favors this new plan.

Action Taken:

On a motion by Mr. Rafsky and seconded by Mr. Olanoff, the Board voted 5-0 to continue this hearing to Tuesday, October 18th at 7:00 p.m. in the Champagne Meeting Room, 50 Carby Street.

Other Business:

- 800 Clapboardtree Street – Ms. McCabe informed the Board that Xaverian Brothers High School has submitted an application for Administrative EIDR for the installation of 266 kw solar panel array on the rooftop of the gymnasium. An application has also been submitted to the ZBA for a Special Permit under Section 4.1.7.5, Large Scale Solar.
- Citizens Planning Training Collaborative (CPTC) has mailed its fall course schedule and a copy was provided to Board members.
- Mr. Olanoff summarized the recent Moving Together Conference he attended.

Adjournment:

Upon a motion by Mr. McCusker and seconded by Mr. Laubenstein, the Board voted unanimously in favor to adjourn the meeting at approximately 9:40 p.m.

List of Documents

<ul style="list-style-type: none"> • Planning Board Meeting Summary for 10/4/16 meeting, dated 9/29/16, prepared by Abby McCabe 	PDF
<ul style="list-style-type: none"> • Site Development Plans/Site Photometric Plans ASL-11, Courtyard Marriott 	PDF
<ul style="list-style-type: none"> • BETA Memo to Planning Board dated 9/28/16 RE: Restaurant C – Del Frisco’s Review – 60 University Ave. 	PDF
<ul style="list-style-type: none"> • Plans entitled “University Station – University Avenue, Restaurant C Conformance Determination,” prepared by Tetra Tech, dated September 13, 2016 and last revised October 7, 2016, sheet C-111 “Site Layout Plan, sheet C-121 “Grading and Drainage Plan”, Sheet C-131 “Utility Plan”; plans entitled University Station – University Avenue, Restaurant C Conformance Determination,” prepared by Shadley Associates, dated September 13, 2016 and last revised October 7, 2016, Sheet L-105 “Planting Plan” and Sheet L-105.1 “Planting Details”, architectural plans entitled “Del Frisco’s Grille, Concept Design: Elevation and Materials, prepared by HFA/Allevato, dated October 7, 2016, Floor Plan sheet A100, and Roof Plan Sheet A102, prepared by Harrison French & Associates, LTD, dated October 7, 2016. Materials board prepared by HFA/Allevato dated October 4, 2016. Light specification sheets for Slot Square LED and Microslot Square LED, Sistemalux, for Del Frisco’s Grille, Westwood, MA. Memorandum from Health Director Linda R. Shea, to Abigail McCabe, dated September 20, 2016. 	PDF
<ul style="list-style-type: none"> • TetraTech Memo to NED dated 10/3/16 Response to BETA Group and KAO Design Peer Review 	PDF
<ul style="list-style-type: none"> • Memo to Planning Board from Town Planner for Westwood Estates Definitive Subdivision, dated 9/29/16 	PDF
<ul style="list-style-type: none"> • Westwood Estates Definitive Subdivision “Through Roadway – Proof Plan” (Revised Lyons Drive connector) dated 9/29/16 	PDF