

Westwood Planning Board - Meeting Minutes

February 3, 2015

50 Carby Street

7:30 PM

Attendance & Call to Order:

Ch. Rafsky called the meeting to order at 7:31 p.m. and granted WestCat TV permission to record/videotape the meeting.

Present

Planning Board members: Steve Rafsky, Steve Olanoff, Jack Wiggin, Bruce Montgomery and Chris Pfaff. Staff members: Nora Loughnane, Director of Community & Economic Development and Janice Barba, Planning & Land Use Specialist (who recorded the minutes). Also present, Special Counsel Dan Bailey and Town Engineer Jeff Bina.

Consideration of University Station Interim Roadway Improvements

Ch. Rafsky welcomed Proponents Paul Cincotta of NED, Bob Daylor & Nate Cheal of TetraTech, John Twohig of Goulston & Storrs and Greg Lucas & Merrick Turner of Beta Group, for the Planning Board.

Brief Summary – John Twohig

- Off-Site roadway work will be completed as an interim condition in anticipation of issuance of the first certificate of occupancy for the project's Core Development Area as defined in the Development Agreement.
- The transportation infrastructure that is expected to be complete by March 2015 will provide sufficient capacity to support the projected build-out of 398,000 s.f. of retail/restaurant space as envisioned for the Project at this milestone. No additional improvements are required. This conclusion is consistent with the information provided to MassDOT in the Section 61/MEPA process.
- University Ave. corridor improvements from Station Drive through Canton Street are expected to be substantially complete.
- University Ave./Canton Street intersection is expected to be substantially complete, except for final paving and relocation of a utility pole partially blocking the westbound right turn lane storage.
- Blue Hill Drive is terminated in a temporary cul-de-sac, and the existing off-ramp from I-95 Southbound is realigned to convey traffic directly to Blue Hill Drive.
- August 2015 – an additional 14,000 s.f. of retail on the easterly side of University Ave. will be constructed, in addition to the 125,000 s.f. of Wegmans grocery store, the 126,000 s.f. of LifeTime Fitness Center, approximately 100 apartments and 64 assisted living units. Improvements at University Ave./Canton St. will be complete.
- University Ave./I-95 ramps (Blue Hill Drive) and University Ave./MBTA Driveway/Tryder driveway will be significantly complete by August 2015 milestone.
- October 2015: an additional 250 apartments will be built and occupied and all roadway work will be substantially complete.

Peer Review Presentation – Greg Lucas & Merrick Turner

- A brief response to each milestone was provided in a comprehensive memo that is available with these minutes. Most items were related to calculations and have been virtually resolved.
- The Proponent has been requested to consolidate this information into a single memo.
- Overall, the interim infrastructure and analysis results presented appear to be consistent with previously reviewed materials, with a reduced traffic impact due to the phased build-out of the University Station development.

Response to Peer Review Comments – Neal Cheal & Bob Daylor

- A consolidated memo will be submitted to the Town and BETA after the 1/27/15 Planning Board meeting.
- BETA & TetraTech are in agreement that the 8th Edition is the appropriate edition used for Trip Generation.
- The future Dedham Street corridor improvements (by others) should seek to extend the three-lane cross-section over the Neponset River Bridge.
- The Project Proponent has committed to a comprehensive monitoring program for the Project which includes the University Ave. corridor and will also be responsible for the operation and maintenance of the traffic signal system until it is accepted by the Town and MassDOT.

Board Questions & Comments:

- Is the deceleration lane for I-95 S ready? (Mr. Twohig said that this lane will be ready by October 2015.)
- Jersey barriers seem dangerous and should be adjusted. (Mr. Daylor said the initial curve will eventually be eliminated and the western barrier is in place for the detention basin installation.)

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- Will the railroad tracks be widened? (Mr. Twohig said that the tracks will be widened this summer.)
- Has the top-coat been applied to the parking lot yet? (Mr. Cincotta said that the top coat has been applied to the parking lot with the exception of the area in front of Wegmans.)
- When will the State Interchange be rebuilt?
- Who will have full control of the new signal at the extension of the right turning lane? (The Proponent will have control of the signals until road is accepted by the town and/or MassDOT.)
- Will a signal be added at the intersection with the train station? (Mr. Bailey said that this will be coordinated by MassDOT and NED.)
- What is the status of the takings? (Mr. Bailey said that the takings have been perfected with one exception.)
- Will timed openings help with traffic? (G. Lucas – yes.)
- Has the Dedham Street corridor been delayed? (Mr. Twohig said it has not been delayed but added that this is a separate item from this project.)
- A board member complimented the engineers on both the Proponent's team and Town's team on their hard work and cooperative efforts.

Public Comments:

None

Motion/Action Taken:

Upon a motion by Mr. Montgomery and seconded by Mr. Pfaff, the Board voted unanimously in favor to approve the University Station Interim Roadway Improvements with conditions as proposed.

Discussion re: Chapter 91 Application for MassDOT Widening of Dedham Street Bridge over Neponset River

Project Highlights:

- Bridge widening is part of the overall improvements proposed along the Canton Street/Dedham Street corridor which extends from University Ave. in Westwood to Kirby Drive in Canton. Four lanes are planned.
- Will provide improved access to the AMTRAK/MBTA Route 128 Railroad Station
- Distributed draft paper plans to Planning Boards in Canton, Norwood and Westwood for review. (A copy of these plans is available with these minutes.)

Board Discussion:

- Town Engineer Jeff Bina has reviewed these plans.
- Dan Bailey informed the Board that this project is being reviewed by DEP under Ch. 91 – Waterways Permit Application, which is a public access type of statute to protect public rights on public lands. If a sidewalk is something that the Board would like to be added, this comment should be shared with MassDOT.
- Is the BoS sending a letter to DEP? (Ms. Loughnane said that the BoS typically would not comment.)
- Ch. Rafsky recommended that Ms. Loughnane write a letter of support for this application on behalf of the Planning Board. Another board member said that there is a standard form included in the application packet that must be filled out and signed by the Planning Board.
- This is a key connection to the underpass from University Road to the Project.

Motion/Action Taken:

Upon a motion by Mr. Wiggin and seconded by Mr. Olanoff, the board voted unanimously in favor to support this application and to authorize Town Planner Nora Loughnane to submit it on behalf of the Planning Board.

Discussion of Proposed Zoning Bylaw Amendment Articles for Annual Town Meeting

Town Planner's Summary

Ms. Loughnane provided board members with a draft of *Proposed Zoning Bylaw Amendment Articles* that is now being finalized for posting with the Town Clerk's office and for distribution to abutting towns and state agencies. The public hearing is scheduled for February 24th. A separate public hearing may be necessary for the Board to consider possible amendments to the Street Access

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Special Permit section.

Planning Board comments and edits are in RED print.

Article 1: To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw and Official Zoning Map related to Section 9.5 [Flexible Multiple Use Overlay District (FMUOD)] and related to underlying zoning designations of parcels within or near FMUOD Districts, including changes to the underlying zoning designation of one or more parcels and/or the expansion of one or more FMUOD districts, or take any other action in relation thereto.

Article 2: To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Section 8.4 [Senior Residential Development (SRD)], or take any other action in relation thereto.

- *Several board member expressed comments about the “purposes” of SRD; minimum parcel size and perimeter buffer; what town meeting is judging, etc.*

Article 3: To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Section 4.4.2 [Accessory Apartments], or take any other action in relation thereto.

Article 4: To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Section 7.1 [Earth Material Movement (EMM)], or take any other action in relation thereto.

Article 5: To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Section 2.0 [Definitions] and to Section 4.1 [Principal Uses], including the addition of one or more new use categories and/or revisions to the definitions and permissions for one or more existing use categories, or take any other action in relation thereto.

- *“not to exceed 900 sq. ft.” was removed from the definition of Accessory Apartment*
- *Commercial Scale Solar: Any Solar Energy Facility which exceeds five (5) kilowatts capacity and is designed to produce more than fifty (50) percent of its energy for off-site use. – This definition was added.*

| | SRA | SRB | SRC | SRD | SRE | GR | SR | LBA | LBB | HB | I | IO | ARO |
|--------------------------------|-----|-----|-----|-----|-----|----|----|-----|-----|----|---|----|-------|
| 4.1.6.9 Commercial Grade Solar | N | N | N | N | N | N | N | N | N | N | Y | Y | N - Y |

| | SRA | SRB | SRC | SRD | SRE | GR | SR | LBA | LBB | HB | I | IO | ARO |
|---|-----|-----|-----|-----|-----|----|----|--------|--------|----|---|----|-----|
| 4.1.5.39 Fire Arms/Explosives Sales and Service | N | N | N | N | N | N | N | N - BA | N - BA | BA | N | N | N |

- *Add a new definition for the term “Massage Parlor” – THIS TERM WAS DELETED.*
- *Taxi Service: An individual, business or organization engaged in the operation or dispatch of one or more vehicles used or designed to be used for the conveyance of persons or parcels from place to place for hire, including limousine and ~~currier~~ service, but excluding ~~bus said~~ service operated or authorized by municipal or state authority.*

| | SRA | SRB | SRC | SRD | SRE | GR | SR | LBA | LBB | HB | I | IO | ARO |
|---|------|------|------|------|------|------|------|-----|-----|----|---|----|-----|
| 4.1.5.41 Taxi Service, having no more than four (4) vehicles and containing no more than nine (9) passengers in any one vehicle. | BA-N | BA-N | BA-N | BA-N | BA-N | BA-N | BA-N | N | N | BA | N | N | N |

Yard Sale Any display of goods and/or samples for sale of said goods on a ~~property customarily used as a residence.~~ residential property.

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Article 6: To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Section 6.3 [Enclosure, Screening, and Buffers], or take any other action in relation thereto.

Article 7: To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Section 5.4 [Height Regulations], or take any other action in relation thereto.

Article 8: To see if the Town will vote to approve housekeeping amendments to various sections of the Westwood Zoning Bylaw and Official Zoning Map as may be necessary to correct errors or inconsistencies and to clarify such sections, or take any other action in relation thereto.

Article 9: To see if the Town will vote to adopt a Demolition Delay Bylaw as a separate General Bylaw, numbered in proper sequence within the General Bylaws, or take any other action in relation thereto.

Petitioner

Article: To see if the Town will vote to change the Zoning District of a parcel designated Map 24, Lot 74 from Single Residence B (SRB) to Highway Business (HB) and to further amend the Official Zoning Map to reflect this change, or take any action relative thereto.

Public Comments:

None

Motion/Action Taken:

None needed – discussion only.

Discussion of Proposed Revisions to Various Planning Board Rules and Regulations

Town Planner's Summary:

Ms. Loughnane reported that she will forward final drafts of the various non-Subdivision Rules and Regulations for board members to review and mark up in advance of the February 24th public hearing.

Board & Town Planner Discussion:

None

Public Comments:

None

Motion/Action Taken:

None needed – discussion only.

Adjournment:

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin, the board voted unanimously in favor to adjourn the meeting at approximately 9:54 p.m.

Next Meeting:

Tuesday, February 10th at 7:30 p.m., Champagne Meeting Room, 50 Carby Street

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List of Documents:

| | |
|---|-----|
| Memo to NL from BETA, dated 01-26-15, re: University Station Interim Traffic Improvements Report Review | PDF |
| Memo to NL from TetraTech, dated 01-26-15, re: University Station Response to BETA's Report Review | PDF |
| Letter & Plans accompanying Petition of MASSDOT Proposed Widening of Dedham St. Bridge, Sheets 1-7 dated 01-08-15, from Fay, Spofford & Thorndike | PDF |
| DRAFT Legal Notice of Public Hearing – Proposed Zoning Amendments 02-03-15 | PDF |