

**Westwood Planning Board
Meeting Minutes
April 8, 2014
Thurston Middle School
850 High Street
7:30 PM**

Attendance & Call to Order:

Ch. Montgomery called the meeting to order at 7:31 p.m. and asked if anyone present wished to record the meeting. No requests were received until 8:05 p.m. when WestCat TV arrived at the meeting and was granted permission to record.

Present: other Planning Board members: Jack Wiggin, Steve Olanoff, Steve Rafsky and Chris Pfaff. Also present: Town Planner Nora Loughnane, and Planning & Land Use Specialist Janice Barba, who recorded the minutes.

Public Hearing to Consider Application by Bell Atlantic mobile of MA, Corp., LTD, d/b/a Verizon Wireless, for EIDR Approval of a Wireless Communication Facility Pursuant to Sections 7.3 & 9.4 of the Westwood Zoning Bylaw – DWWD Water Tanks at 213 Fox Hill Street

Presentation

Attorney Dan Klasnick representing Applicant Verizon Wireless gave a brief presentation on the application and summarized the proposed work.

- To remove nine (9) antennas on the Dedham-Westwood Water tank and install nine (9) antennas in their place at an elevation of 76 feet, with three (3) new remote radio heads and associated hybrid cables mounted inside the existing reinforced cable tray.

Board Discussion/Comments & Questions:

There were a few questions and answers exchanged between Mr. Klasnick and members of the board. Ms. Loughnane stated that the typical conditions would be applied to this Decision.

Public Comments:

None.

Motion/Action Taken:

Upon a motion by Mr. Rafsky and seconded by Mr. Wiggin, the board voted unanimously in favor to approve the EIDR for the Wireless Communication Facility at the DWWD Water Tanks at 213 Fox Hill Street.

Public Hearing to Consider Application by CRP Development LLC for Proposed Senior Residential Development – Four Seasons Village at Harlequin Stables – 215 High Street

Ch. Montgomery opened the public hearing at 7:40 p.m. by reading the legal notice and welcomed CRP Development, LLC and its representatives.

Presentation

Attorney Michael K. Terry, of Hill & Plakias introduced himself to the Planning Board as legal representative for CRP Development, LLC.

- Introduced Jerry Rappaport and Matt Zuker of CRP Development, LLC Chestnut Hill Realty.
- The presentation will cover an overview of the proposed development and brief presentations by their engineer, architect, civil engineer, traffic engineer and landscape architect.
- Three applications have been made to the Planning Board: Senior Residential Development Special Permit, Environmental Impact and Design Review and Earth Material Movement Special Permit.

Matt Zuker

Reviewed SRD Bylaw Criteria & Four Seasons Village Benefits to Westwood

- Proposal meets Town Master Plan and SRD zoning overlay vision and objectives

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- Over 55 housing demand strong/growing – alternative housing options
- Provides critically needed affordable housing for seniors
- Smart Growth – density minimized
- Traffic Impact is minimal/resolvable
- Large central community center, outdoor activities & community connection
- Developer track record and commitment to excellence

Jerry Rappaport

Reviewed the Project Amenities

- Variety & diversity of housing choices without homeownership obligations
- Community Center
- Shuttle service connecting residents to Town Center, Route 128 shopping centers, University Station and Legacy Place
- Outdoor patios, porches, balconies promoting outdoor common activity
- Three story elevator building, underground parking and smaller units
- Site Plan maximizes open space, outdoor activities and landscape buffers
- Eleven units will be designated as affordable housing

Gary Lowe – Architect

- Maximize Open Space/Buffer from Neighbors
- Minimize Footprint/Adapt to Existing Topography
- Create Community Social Network
- Reflect Westwood’s architecture and character. (Showed layouts of each unit style.)
- Cater to over-55 lifestyle.

Jim Burke, Civil Engineer

- Site Plan
- Geotechnical Investigation & Design
- Improves site water discharge from existing use and meets all DEP Stormwater Management Standards
- Sewer Capacity Available
- Water System Capacity – Reviewed by Sampson Watson

David Giangrande, Traffic Engineer

- Minimal impact on local traffic
- Negligible traffic generation – increase of less than 1%
- Four Seasons residents tend to travel at off-peak hours.
- Two current traffic lights provide optimum gap for entering/exiting
- Exceeds ASHTO site distance requirement.
- Three year accident history at site is significantly below MASSDOT/Local Averages

Mark Kopchell, Landscaper Architect

- Landscape Design - overall theme using native species; intense buffering along neighborhood boundaries.
- Colorful and rich seasonal landscaping. Socially interactive site with a community garden, patio, pond, hibachi, fire pit, horseshoes, etc.
- Mitigate surface runoff and mitigate noise

Craig Seymour, Fiscal Impact

- One time fees exceed \$150,000
- Project annual net revenue from real estate and excise taxes exceeds \$150,000/year.

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Board Discussion/Comments & Questions:

- Board members requested that Ms. Loughnane solicit two proposals from engineering peer review firms and to submit these proposals for discussion at the next meeting.
- How much do the affordable units cost? (If rented: \$1,000-1,500 month and if for sale: \$200,000 per unit.)
- A board member asked what is considered a significant impact based on traffic engineering methodology. (Traffic engineer said that two percent would be considered a significant impact and he considers this a one percent increase.)
- A board member commented that the proposal submitted tonight is nearly identical to what was presented to the Board at the informal conference last April. He highlighted the following: (a) continues to have serious concerns about the high density of the project; (b) project is not compatible with the character of the neighborhood, as it proposes 10 units per acre and this neighborhood is zoned as Single Residence E, allowing 1 housing unit per acre; (c) egress to and from this site is located in a very congested and busy area.
- A board member requested engineering details for the sidewalks, curbing, bicycle racks, trails, shuttle bus stop, and possibly a model. (Developer asked if a laser photo with a 3-D model would meet the requirements of the model.)
- Photographs of the site in the fall, winter, spring and summer views should be provided to the board.
- A site visit by the Planning Board should be scheduled and a "balloon test" should be conducted by the applicant to illustrate the proposed height and location of the buildings in relation to the surrounding neighborhood/area.
- Other comments: the project has a lot of nice amenities and is attractive; is concerned about the length of the proposed dead-end street; is concerned that this project is not going to fit into the neighborhood based on its high density; unsure about the adequacy of the parking for residents and their visitors.
- Other comments: a board member expressed skepticism that Summer Street operates at a traffic engineering level C, as he thinks it is one of the worst traffic locations in town.

Public Comments:

- D. Baldwin, 11 Redwood Road – supports this SRD.
- C. Clark, 90 Country Lane – supports this SRD. Where else in Westwood could this SRD be developed?
- L. Veronick, 10 Longwood Drive – who will manage this property?
- L. Legere, Attorney representing Westwood Citizens for Zoning Integrity – presented multiple comments as to why this project is not compatible with the neighborhood; the impacts on traffic and public safety.
- B. Singer, 10 Longwood Drive – this project should be one floor with no stairs.
- B. Soule, 233 High Street – does not support this SRD.
- W. Sabrosky, 10 Longwood Drive – does not support this SRD.
- K. Goldman, 129 Summer Street – Does not support this SRD primarily because of traffic impacts.
- J. Onderdonk, 28 Lynne Terrace – supports this SRD and expressed the Town's need for

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diversity of senior housing options.

- T. Tignor, 72 Conant Road – How long will it take to build this SRD?
- J. Kjellman, 258 Grove Street – Do Westwood residents have preference to live in this SRD?
- Resident, 10 Longwood Road – What is the definition of “affordable”?
- M. Engel, 39 Grove Street – Wants the applicant’s traffic study challenged and expanded on.
- C. May, real estate agent – Westwood needs this type of housing.
- S. Hayes, 10 Longwood Drive – He is aware of the need for this type of housing but wants the density reduced.
- M. Galkowski, 320 Dover Road & member of Westwood Environmental Action Committee – wants to be sure that this project will be in compliance with the standards of the Green Community Stretch Codes.
- B. Schwartz, 126 Grove Street – A “no left turn” sign should be installed at the exit/entrance of the project.

Motion/Action Taken:

Upon a motion by Mr. Olanoff and seconded by Mr. Pfaff, the board voted unanimously in favor to continue this public hearing until Tuesday, May 13th at 7:30 p.m., in the Cafeteria at the Thurston Middle School.

Informal Conference re: Proposed Site Alterations– New England Sports Academy - 345 University Avenue

Presentation

Henry Shterenberg, owner of New England Sports Academy at 345 University Avenue appeared before the board to discuss an expansion of his business.

Highlights are as follows:

- Existing building is 33,000 SF, would like to add 60,000 SF.
- Phase 1 – Field Building 118’ x 245’ (28,900 SF) (includes indoor turf field, two rhythmic floors, new gymnastics & pre-school gymnastics, new Parkour)
- Under building parking
- Phase 2 – Fielding 50’ x 24’ (12,250 SF) (includes basketball court, or tennis or volleyball courts, martial arts and cheerleading floor.

Board Discussion/Comments & Questions:

- Site is located in the FMUOD 1 District; May Town Meeting Article 18 proposes to delete Section 9.6, MUOD from the Zoning Bylaw and Zoning Map; therefore there is a question about whether this parcel is eligible to apply for a Special Permit in UAMUD?
- Minimum front setback is 50’, side yard and rear yard setbacks are 15’.
- Is this use appropriate in UAMUD? Would the Planning Board waive the required minimum acreage?
- Submission of professional and detailed drawings is required in order for further review by the Board.

Public Comments:

None.

Motion/Action Taken:

None needed. Mr. Shterenberg will work on this proposal and contact the Planning Department when he is ready to file an application for a Special Permit.

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Continuation of Public Hearing to Consider Amendments to the Town of Westwood Zoning Bylaws for Recommendation to Annual Town Meeting

Ch. Montgomery reopened the Public Hearing.

Board Discussion/Comments & Questions:

Mr. Rafsky reviewed the minutes of the 3/18/14 zoning amendment hearing and Mr. Olanoff reviewed the minutes of the 3/24/14 zoning amendment hearing session and signed certification forms.

Public Comments:

None.

Motion/Action Taken:

Upon a motion by Mr. Olanoff and seconded by Mr. Wiggin, the board voted unanimously in favor to recommend the nine proposed zoning articles to Town Meeting.

Upon a motion by Mr. Olanoff and seconded by Mr. Wiggin, the board voted unanimously in favor to continue this public hearing until Monday, May 5th at 6:30 p.m. in the cafeteria at Westwood High School.

Discussion about Walking Paths and Trail Connections in Westwood

Highlights:

- Mr. Olanoff presented his thoughts on the importance of providing a safe and effective trail system throughout Westwood, and between Westwood and surrounding communities, and encouraged review of appropriate trail connections in the board's consideration of applications for site plan review.
- Discussed the Warner Trail – 30 mile hiking trail that extends from Diamond Hill in RI to Canton, MA.

New Business – Reserved for topics not reasonably anticipated to be discussed.

- Extra Space Storage submitted an application to the ZBA for SP for additional signage. *Board members briefly discussed their opinions and authorized Ms. Loughnane to inform the ZBA that the Planning Board objects to the size, illumination and content of the proposed sign.*

Adjournment

Upon a motion by Mr. Rafsky and seconded by Mr. Pfaff the board voted unanimously in favor to adjourn the meeting at approximately 10:25 p.m.

Upcoming Meetings:

Monday, Apr. 28 th	7:30 pm	Planning Board Meeting, CMR, 50 Carby Street
Mon., May 5 th	6:30 pm	Planning Board Meeting before TM in Cafeteria
	7:30 pm	Town Meeting, WHS Auditorium, 200 Nahatan St.

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List of Documents:

EIDR Application & Plans by Bell Atlantic Mobile of MA, Corp., LTD dba Verizon Wireless, 213 Fox Hill Street	PDF
SRD SP Application & Plans by CRP Development LLC	PDF
Memo to N. Loughnane from J. Bina Town Engineer, re: review of SRD 215 High St.	PDF
Proposed Site Alterations - 345 University Ave. New England Sports Academy	PDF
	PDF