

Westwood Planning Board
Meeting Minutes
January 22, 2013
6:30 PM
50 Carby Street

Attendance & Call to Order:

Ch. Wiggin called the meeting to order at 6:38 p.m.

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

Ch. Wiggin welcomed the proponent's team: John Twohig from Goulston & Storrs, Paul Cincotta from N.E. Development, and Ray Murphy from Eastern Development. Also present Town Peer Review Consultant Merrick Turner from Beta Engineering; Bob Dahler and J.P. Shadley, consultants for the proponent, and members of the Finance and Warrant Commission.

University Station Proposal – Design Refinement Work Session and Status Report on Proposed Zoning Bylaw – Focus on Stormwater Management and Water Resource Protection

Bob Dahler, Senior Vice President of Tetra Tech gave a presentation on updates to the Stormwater Management plans.

Highlights of Presentation – Bob Dahler, Tetra Tech

- Identified Four Watersheds –will provide a significant reduction in stormwater volume and peak rates of discharge at each location. All runoff from this site will receive treatment before discharging.
- The discharge rates and volume are reduced via rooftop collection systems on buildings in the core area (except the rooftops in Zone 1), and all parking lots will have capture, infiltration and recharge galleries. This recharge will be stored in the aquifer and ensure the needed flow into the Neponset River.
- Not all water onsite will be recharged but will flow and be captured into the north basin and the south basin. The south basin will act as a created, open water wetland area. This basin will have high and low marshes, which will treat the water prior to being discharged into the channel. The north basin will serve as treatment in a similar way, as well as serve as the water feature at the gateway to the project. Water here will be diverted back into the recharge to the core area as opposed to the channel.
- Annual rainfall for the last ten years at Norwood Airport (same elevation as University Station) was studied and analyzed to determine recharge of future rain events.

Highlights of Presentation – J.P. Shadley, Landscape Architect

- New park areas will surround the newly redesigned north and south basins. Features of the park areas will include aesthetically pleasing, complementary, seasonal plantings as well as incorporate native species which will attract wildlife over the four seasons.

To view the plans associated with this presentation, please follow this link:

<http://www.townhall.westwood.ma.us/index.cfm/pid/29272/stCode/live/preview/yes/cdid/29274>

Board Questions & Comments:

- What is the lowest level of water in the wetland/marsh areas? (Answer - A couple of feet.)

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- How does the water remain in the basins? (Answer - The basins are lined with a liner that will allow plants to grow through it.)

Peer Review Comments on Outstanding Issues –Merrick Turner, BETA Group

- Design progression has been positive, with some technical issues and details remaining to be resolved.
- Key items for resolution: management of peak flows and water quality
- DWWD & Neponset River Watershed Association (NRWA) met to identify coordination issues: water balance (recharge & overall demand), more detail on net benefits of project; possible addition of infiltration systems; water quality; O&M plan – street sweeping, pet control and snow management.
- LEED Initiatives

DWWD/Weston & Sampson Comments:

Eileen Commane, Executive Director of the DWWD and Kevin MacKinnon, Hydro-geologist from Weston & Sampson, were present to comment on the stormwater management report. Mr. MacKinnon reported that his two major issues of concern are (1) potential impacts of onsite blasting on the water supply and (2) even distribution of infiltration systems.

Neponset River Watershed Association (NRWA) Comments: Ian Cooke, Executive Director

- Mr. Cooke informed that following a meeting with the proponent and planning staff, questions were addressed about the stormwater design and recharge systems with regard to the Total Maximum Daily Load (TMDL) for bacteria in the stormwater runoff.
- Some additional details on water demand estimates and commitments around proposed fixtures and appliances to be used in the development remain outstanding.

Cornerstone Corporation – Attorney Diane Rubin

Attorney Rubin was present and joined by Cornerstone Corporation's engineer, Matt Henry from Civil Design Group. Highlights from their presentation included the following comments:

- Requested clarity on off-site impacts, particularly to the watershed/swale along Cornerstone's property, at the intersection of Blue Hill Drive and University Avenue.
- Expressed concerns about the lack of an interim analysis of the watershed/swale prior to the MassDOT transportation infrastructure construction.
- Expressed concern about the modeling of the interconnected basins and the mitigation for flow rates.
- The calculations do not correspond with plans provided.
- HydroCAD model has unintended consequences.

Peer Review Comments:

- The stormwater analysis should include the final point of discharge.
- November 30th stormwater submission was an important one and this report will continue to be analyzed and many items identified by Cornerstone's engineer have already been addressed.

Board Comments:

- A board member asked Mr. Dahler for more information about the water flow in the

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vicinity of the railroad station/hotel. (Mr. Dahler said that the current surface drain along the railroad will be captured and put into a recharge system. In addition, multiple recharge systems are planned in this area via roof recharge systems, to ensure stormwater quality and overflow protection.)

- What drove the change to create two ponds onsite as opposed to one? (Mr. Dahler said this change was driven by ecological benefits and landscape design.)
- Can the street be widened and still accommodate a swale? (Mr. Dahler said that land takings are necessary in order to widen the roadway, but this is part of the State's project.)
- How many inches of rain in a 24 hour period would create a flood? (Mr. Dahler said that he is not exactly sure but it would take a substantial amount, a rare event.)
- A board member asked if the proponent should look beyond point 3. (Mr. Dahler said that he disagrees with comments on this and that the proponent is not ignoring this area.)
- A board member asked if the Cornerstone property is being considered in the stormwater management.
- A board member encouraged the Cornerstone parties to meet with BETA Engineering and the proponent's engineers to discuss concerns.
- A board member asked how the TMDL being addressed? (Mr. Turner said that this item will be addressed in the near future.)
- A board member suggested that BETA address all comments in the letters received by Cornerstone, NRWA and DWWD.
- A board member asked if the Town is considering any land-takings. (Mr. Osmond responded and said that at this point the town has not been asked to do any land takings.)
- A board member said that the MassDOT plans for transportation have been released and the Governor mentioned the Canton St. interchange in his State of the State speech.

Public Comments:

- Representative from Carpenters' union had many comments and asked who will address flooding at Cornerstone. (Mr. Cincotta responded and said that the reconstruction of Blue Hill Drive is a part of MassDOT project.)

Motion/Action Taken:

None needed.

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

Ch. Wiggin reopened the public hearing.

[Click here to view the legal notice.](#)

Ms. Loughnane gave the board a brief update on additional revisions to the zoning amendments since the January 8th hearing:

- UAMUD – Special Counsel Gareth Orsmond was present and highlighted the following: revisions: most of the revisions suggested by the planning board were accepted

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regarding land use policy; 60% of residential units must be occupied prior to any permitting for additional housing, above the 420 units; residential units will not be allowed in the Canton Street development area; updating LEED technology and performance standards; legal issues about bylaw drafting project development approval process and minor modifications in the core development area.

- Medical Marijuana (MM) – A revised version of this bylaw reflecting the recommendations of Town Counsel Tom McCusker was distributed to the board. In summary, the revised article would permit MM dispensary by Zoning Board of Appeals Special Permit in an ARO district, and would prohibit such facilities in all other districts. [\(Click here for a copy of the full text of this article.\)](#)
- Wireless Communication Overlay District – no further revisions have been made since the January 8th hearing.

Board Questions & Comments:

UAMUD

- How does the addition of new residences impact the character of the town?
- Ch. Wiggins asked that all board members review the draft bylaw very carefully and to share their comments as soon as possible.
- A board member expressed concern about allowing drive-thrus if initially such use is not built; what will happen? (Mr. Orsmond said a new user would be required to go through a special permit process.)

Medical Marijuana

- A board member expressed hesitation with adding a property on High Street, owned by a private citizen, to the district where MM facility would be permitted. In addition, he said that he would like to know the opinion of the Board of Selectmen on this article.
- Other members of the board agreed that the Planning Board is responsible for this article and not any other board.
- What other districts were considered when drafting this bylaw, for a MM facility? Ms. Loughnane said that Local Business, Highway Business, ARO, Industrial District and other overlay districts were considered.

Other Business:

- Ms. Loughnane informed the board that a meeting has been officially posted for tomorrow night so the board could attend a meeting of the Finance Commission. A report will be submitted to the Fin Com on the Planning Board articles as posted, and will not include any amendments made since. Board members were invited to attend but are not expected to deliberate at the meeting.

Public Comments:

None.

Motion/Action Taken:

Upon a motion by Mr. Pfaff and seconded by Mr. Olanoff, the board voted unanimously in favor to continue this hearing until February 12th at 7:30 p.m. at the Downey School Cafeteria.

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Public Hearing for Consideration of Scenic Road Approval for Removal of Trees at Corner of Mill Street & Hartford Street

Brendan Ryan, Highway Superintendent/Tree Warden was present to discuss this application to remove stumps, limbs and brush as well as remove three dead Ash trees in the area of 456 Hartford Street, at the corner of Mill Street. The report from the town's tree consultant, George Markarian, examined the three Ash trees, evaluated the health of the trees and noted that this species is susceptible to easy breakage and high mortality due to ash yellow virus. Mr. Ryan has been in contact with the resident at 456 Hartford Street who is also present at the meeting.

Board Questions & Comments:

- How far from the street are these trees? (Mr. Ryan said that these trees are in the public right of way.)

Public Comments:

- Susan Springer, 456 Hartford Street. Asked the board to approve this tree removal. She commented that one of the trees fell during hurricane Sandy, cut by the electric company and was leaning on live trees on her property. Ms. Springer would like the Planning Board to expedite the process to remove trees on a scenic road in an emergency situation. (Ms. Loughnane said that the tree warden has the authority to order a tree removed in an emergency situation. Board members agreed to give the staff the authority to do so.)

Motion/Action Taken:

Upon a motion by Mr. Montgomery and seconded by Mr. Pfaff, the board voted unanimously in favor to approve the removal of the trees at the corner of Hartford Street and Mill Street.

Upon a motion by Mr. Ryan, he approved the removal of the trees at the corner of Hartford Street and Mill Street.

Consideration of Proposed Minor Modification to SRD Special Permit for Reynold's Farm

Ms. Loughnane gave a brief explanation of the request by Mr. Musto, which is to consider a revised floor plan for the SRD units, which show a second floor exercise room where unfinished space was previously shown.

Mr. Musto said the covenants associated with this project were put in place to prohibit more than two bedrooms per unit. He said that this room is going to be fully insulated, dry-walled and used as an exercise room.

Board Questions & Comments:

- A board member commented that this exact topic was raised up as a concern at the initial public hearing for this project, as this unfinished space could create an unintended bedroom.
- A board member suggested that Mr. Musto label this unfinished space as a storage closet.
- A board member suggested that Mr. Musto expand the master bedroom and move the wall so as to confine this space with countertops for a computer desk, etc., so that a bed

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would not fit in it.

- A board member said that the board approved this project with the condition that this space remains unfinished and was reinforced with the covenants proposed.

After a few minutes, Mr. Musto reconsidered his request and stated that he would leave the plans for the room as unfinished and withdrew this request for minor modification.

Public Comments:

None.

Motion/Action Taken:

None.

Endorsement of Definitive Subdivision Plan for 600 Clapboardtree Street

Ms. Loughnane reminded the board that it granted Definitive Subdivision approval for a 2-lot subdivision at 600 Clapboardtree St. on October 9, 2012, and at that time the applicant failed to bring the proper number of plan copies to the meeting. Engineer John Glossa brought these plan copies tonight for the board's endorsement.

Motion/Action Taken:

The five members of the Planning Board endorsed the Definitive Subdivision Plans.

New Business – Corner of North & High Street Possible SRD

- Mr. Musto and engineer John Glossa were present to informally discuss draft plans for a Senior Residential Development on a vacant parcel at the corner of High and North Streets, Map 34, Lot 88
- Lot is 3.2 acres, borders vegetated wetlands and Bubbling Brook River. Proposed plans show a three-unit building, each 26' x 50', 2 stories, with a one car garage and one parking space. The proposed driveway is 18' wide with a 30' wide throat; 12' driveway into each unit.
- No flood-plain issues; meets required lot area, non-wetland area, frontage, width and building front, side and rear setbacks.
- More information will follow at a later date.

Next Meetings:

Wednesday, January 23rd at 7:30 p.m., attending Finance & Warrant Commission Meeting in the Professional Development Room at Westwood High School.

Tuesday, January 29th at 6:30 p.m., Downey School cafeteria, 250 Downey Street.

Adjournment

Upon a motion by Mr. Montgomery and seconded by Mr. Pfaff, the board voted unanimously in favor to adjourn the meeting at approximately 10:30 p.m.

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List of Documents, Materials and Exhibits

[Stormwater Comment Letter from Neponset River Watershed Association, 12-27-12](#)

[Stormwater Comment Letter from DWWD/Weston & Sampson, 01-13-13](#)

[Memo from Civil Design Group, LLC re: Stormwater Impacts of University Station, 01-17-13](#)

[Plans from Civil Design Group, LLC re: Stormwater Impacts of University Station , 01-17-13](#)

Updated Stormwater Presentation – Tetra Tech Display Boards, 01-22-13

1. [Surface Basin Watersheds Plan](#)
2. [Infiltration Basin Watersheds Plan](#)
3. [North Basin Planting Design](#)
4. [South Basin Planting Design](#)
5. [Typical Infiltration Basin Treatment Train Cross Section](#)

Updated Stormwater Landscape Design Presentation – Shadley Associates, 01-22-13

1. [Corner Park – North Basin Concept Plan](#)
2. [Corner Park & Precedent Images](#)
3. [Meadow Landscape Concept Plan](#)
4. [Anticipated Wetland Growth Images](#)

Draft – Article 3 - Medical Marijuana Dispensary