

**Westwood Planning Board
Meeting Minutes
February 12, 2013
6:30 PM
Downey School Cafeteria**

Attendance & Call to Order:

Ch. Wiggin called the meeting to order at 6:50 p.m.

Present: Planning Board members Jack Wiggin, Steve Olanoff, Steve Rafsky, and Chris Pfaff (Bruce Montgomery was absent); Town Planner Nora Loughnane and Planning & Land Use Specialist Janice Barba, who recorded the minutes. Members of the Finance & Warrant Commission were present at this meeting.

Prior to beginning this work session, Ch. Wiggin announced that Mr. Pfaff will be recusing himself from all University Station discussions, due to a conflict of interest, beginning tonight and until further notice.

University Station Proposal – Design Refinement Work Session and Status Report on Proposed Zoning Bylaw – Focus on Fiscal Impacts and Architecture

Ch. Wiggin welcomed all members of the Finance Commission, the proponent's team: John Twohig from Goulston & Storrs, Paul Cincotta from N.E. Development, and Ray Murphy from Eastern Development and Fiscal Consultant, John Connery. Also present, Town Peer Review Consultant Merrick Turner, Jeff Donohue and Judi Barrett from Community Opportunities Group, and Special Counsel Dan Bailey, Special Counsel Gareth Orsmond from Rackemann Sawyer.

Merrick Turner, BETA Engineering, Inc.

Highlights of Presentation – Summary Table: [\(Click here to view this document.\)](#)

- Recurring costs were identified for the following departments: Fire, Police, DPW, Building, Health and Schools.
- Identified Annual costs Attributed to University Station
- Identified Projected Sources of Revenue
- In addition, capital costs will be identified in the Development Agreement
- University Station Development is expected to generate between \$2.6 million and \$3.0 million net new taxes per year upon completion.

Board Questions & Comments:

- When will one time capital costs for the Fire Department get addressed? (Mr. Turner said that as soon as the Esci, Inc. report is ready there will be additional information on these costs.)
- Are contingencies in place within the Development Agreement for school impacts? (Mr. Bailey said this has not been discussed yet.)

Finance & Warrant Commission Members & Public Questions:

Finance & Warrant Commission members and the public asked several questions which were addressed by the Planning Board, its peer review consultants, Proponent and its consultants and Special Counsel Dan Bailey. Some comments and questions are listed below:

- Mr. Simeno, 124 Weatherbee Drive – Stated his concern about the number of the proposed residences and the number of stories of the residential buildings.
- R. Maloof, Whitewood Road – expressed concern about the height of the buildings that will be located closest to his property.

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- Resident, 13 Magaletta Drive – commented that the estimated number of new school students is too low.
- R. Lavoie, Stonegate Drive - asked many questions about variations between the fiscal impacts on the school department.
- When will the Development Agreement be available for review by the Finance Commission? (Mr. Bailey responded and said that the document is not ready yet but will be ready in advance of Town Meeting.)
- R. Simeno, Weatherbee Drive - how will this project impact the water supply and what is the Board of Health's position on this project?
- Resident, Strasser Avenue – who will approve the development agreement? (Mr. Bailey said the voters will approve it at Town Meeting.)

Update on Retail & Residential Architecture

Allevato Architects – Lou Allevato

- Presented an overview of retail design and proposed materials – primary materials are brick, cast stone, and a variety of long lasting and maintenance-free materials.
- In response to comments from the town's peer review consultants, more richness, detail, scale and vitality have been added to enhance the architectural elements.
- A fairly neutral background is layered with each tenant's diverse merchandising elements.
- Smaller building details have been refined, using a diversity of materials with attention to the improving the look of the back side of the each of the buildings.

Board & Public Questions & Comments:

- Are groupings of certain shops planned so as to create more intimate or clustered areas? (Awnings may be used to bring the scale down; warm lighting fixtures will add character and landscaping will be designed to make areas feel pleasing.)
- How will signs and color schemes be coordinated? Will signs be internally lit? Will Wegman's and Target will be required to follow these aesthetic guidelines. (A comprehensive sign guideline package is being developed and will be presented to the board at a later date.)

Target Design Architects - Joe Mayhew, Architect & Katie Rivard, Project Engineer

- Target will incorporate its own merchandising elements with materials proposed for the project.
- Pedestrian walkway will be enhanced by a trellis and landscape planters to soften and screen the front wall of the building. This walkway will connect to a landscaped park with benches, free standing chairs and patterned pavers to add visual interest.
- Shadow boxes will be added to the front of the building, as well as red accents with brand bollards etc.

Board & Public Questions & Comments:

- A board member asked where the entrance to the building is and commented that the two entrances are very spread out from each other and what the intent of this placement is. (Ms. Rivard said that the spacing is purposeful and is related to ensuring safety of pedestrians with shopping carts moving through the parking lot, etc.)

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- A board member complimented the architects on the architectural design improvements.
- K. Rowe, Weatherbee Drive – commented that the plan renderings were difficult to see and asked the board to provide a projection of these plans onto a screen.
- A board member asked peer review consultant Mike Sinesi to ensure that there is adequate pedestrian integration in front of this store.

Peer Review Consultant – Mike Sinesi, KAO Design Group

- Complemented the proponent's design team and said recommendations and other inquiries were adequately addressed and that the renderings have been done well with depicting the complexity of proposed materials.

Hanover Properties – David Hall, Rich Stinson

- Described the character of the building – two colors of brick, accents of gray and stone, on the corners. Some canopies will be used to add a layer of building detail to enrich the appearance.
- Main entry – on North side, with larger lobby where a majority of amenities will be located. There will be a second entry – South side where the mail room will be located. Banners or other building ID's will be used on the building to further enhance the appearance.

Board & Public Questions & Comments:

- Will there be a smaller footprint for the 70 unit building? (Yes and the units will get a little bigger. The mix between 1 & 2 bedrooms will be a little different.)
- A board member asked which elevation will face the shopping center and commented that it looks like the “back side”. Will the four stories conceal the garage? (The front of the building at the entrance of the project is enhanced more than the elevation facing the shopping center. The garage will be concealed.)
- R. Maloof, Whitewood Road – how tall is the building? (Under 50' tall.)
- P. Peckinpaugh, Whitewood Road – where is the garage? (Mr. Stinson pointed this out to Ms. Peckinpaugh.)

Motion/Action Taken:

None needed.

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

Upon a motion by Mr. Rafsky and seconded by Mr. Olanoff, the board voted unanimously in favor to continue this hearing until Monday, February 25th at 6:30 p.m., at the Finance Commission Public Hearing, High School Little Theatre.

Continuation of Public Hearing for Revisions to Planning Board Rules & Regulations (Recommended for Immediate Continuation)

Upon a motion by Mr. Rafsky and seconded by Mr. Olanoff, the board voted unanimously in favor to immediately continue this hearing, without testimony taken, until Tuesday, February 26th at 6:30 p.m., at the Downey School Cafeteria.

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**Consideration of Minor Modification, Acceptance of Covenant, and Endorsement of OSRD
Definitive Subdivision Plan for Morgan Farm**

Mr. Petrozzi was expected to discuss this item with the board but he was absent. This matter will be taken up at the next meeting of board on Tuesday, February 26th at 6:30 p.m., at the Downey School Cafeteria.

Adjournment of meeting to Executive Session

Upon a motion by Mr. Rafsky and seconded by Mr. Olanoff, the board voted unanimously in favor to adjourn this meeting at 9:25 p.m., to executive session for discussion of matters related to ongoing litigation. It was noted that the Board will not return to public session following the Executive Session. A roll call vote was taken: J. Wiggin – aye, S. Rafsky – aye, S. Olanoff – aye, and C. Pfaff – aye.

Next Meetings:

- Wednesday, February 13th at 7:30 p.m., attend School Committee Meeting, High School Little Theatre
- Monday, February 25th at 7:30 p.m. – Planning Board - attend Finance Commission Public Hearing, High School Little Theatre
- Tuesday, February 26th at 6:30 p.m., Downey School Cafeteria

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List of Documents, Materials and Exhibits

- [2/12/13 Planning Board Hearing – Fiscal Handout – Recurring Costs](#)

- [To J. Antonucci, Superintendent of Schools from J. Barrett, Community Opportunities Group, Inc., dated 2/6/13, re: Review of Proposed University Station Development](#)

- [To M. Turner, BETA Engineering, from J. Barrett, Community Opportunities Group, Inc., dated 2/9/13, re: University Station Fiscal Impact Analysis](#)

- [Fiscal Impact Analysis: University Station a Mixed Use Development, Westwood, MA, dated 01-31-13, prepared by Connery Associates](#)