

**Westwood Planning Board
Meeting Minutes
February 26, 2013
6:30 PM
Downey School Cafeteria**

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, who 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 and Najib Habesch from Beta Engineering; and Special Counsel Dan Bailey, Special Counsel Gareth Orsmond from Rackemann Sawyer.

University Station Proposal – Design Refinement Work Session – Traffic, Transportation and Roadway Design Update *(Mr. Pfaff recused himself from all discussions related to the University Station Proposal.)*

Ch. Wiggin explained to other board members that he and Mr. Rafsky have been meeting regularly with town staff, peer review consultants, proponent and its consultants on traffic calming plans and believe that positive resolutions are in place for Phase 1. Mr. Rafsky prepared a PowerPoint presentation that highlights the most recent progress on traffic calming which is attached to these minutes.

Plans were projected showing the affected intersections along Canton Street, Forbes Road and Everett Street. Mr. Rafsky noted that these traffic-calming measures will cost approximately \$2.1 million and \$350,000 is committed for addressing speed issues on Canton Street. The following traffic calming solutions were identified:

- Realignment of the following streets: (Canton @Bluehill, Canton @Cushing, Canton @Hedgerow/Hemlock, Forbes Road @Glandore)
- Median
- Roundabout
- Diverter
- Speed table (@Everett & Lyons)

Board Questions & Comments:

None.

Public Comments:

- R. Maloof, Whitewood Road – How will this traffic-calming plan affect Rosemont Road?
- J. Harding, Forbes Road – praised these solutions presented by Mr. Rafsky.
- D. Cronin, Lyons Drive – said he supports these traffic-calming options.

Proponent & Peer Review Comments:

- J. Twohig, Goulston & Storrs –this neighborhood input process has been a good one and the proponent is committed to implementing these traffic-calming solutions.
- M. Turner, Beta Engineering – work continues on the technical issues associated with these proposed traffic-calming measures and an update will be presented to the board next week.

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Presentation by Najib Habesch – Neighborhood Liaison, Beta Engineering:

- \$300-400,000 is available for immediate deployment for mitigation measures.
- At this time, there are not enough resources for mitigation at the intersection of Forbes Road and Everett Street.
- Reminded that these mitigation measures must be approved and accepted by the Norfolk County Commissioners.

Board Questions & Comments:

- A board member commented that he thinks that traffic calming solutions for the Forbes Road and Everett Street intersection are long overdue and wants this intersection to be given a higher priority. He suggested installing traffic islands at this intersection.
- A board member said that he is optimistic about the solutions and said these comments will be incorporated into other ideas for traffic calming measures.

Public Comments:

- D. Cronin, Lyons Drive – wants traffic mitigation for the Forbes Road & Everett Street intersection and a commitment from the Planning Board and Board of Selectmen.
- J. Harding, Forbes Road – agreed with Mr. Lyons and said not addressing this intersection is unacceptable to him.

Motion/Action Taken:

None needed.

Ch. Wiggin informed the public that a neighborhood traffic meeting is planned for this Thursday evening at 6:30 p.m. in the Downey School Cafeteria and encourage all interested residents to attend.

Consideration of Minor Modification, Acceptance of Covenant, and Endorsement of OSRD Definitive Subdivision Plan for Morgan Farm – Present, Lou Petrozzi of Wall Street Development

Mr. Petrozzi gave a brief presentation to the board on the following points:

- A request was made to reconfigure Lots 1-6 as previously designed in the Morgan Farms subdivision (Lots 1-4 - access on Morgan Farm Road and Lots 5 & 6 - access from Road B.)
- The reconfiguration would show Lots 1-3 with access on Morgan Farm Road and Lots 4-6, with access off of Road B. He said that this creates more regular-shaped lots and better placement for proposed homes and amenities.

Board Questions & Comments:

- There was a brief discussion and exchange of questions and answers on this matter.

Public Comments:

None.

Motion/Action Taken:

Upon a motion by Mr. Rafsky and seconded by Mr. Montgomery, the board voted unanimously

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in favor to consider the requested changes as a minor modification; to approve this minor modification; to approve the Covenant and to endorse the Definitive Subdivision Plan for Morgan Farm Estates.

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

STM Article 1: Proposed New Section 9.8 [University Avenue Mixed Use District (UAMUD)]

Ch. Wiggin re-opened this hearing at approximately 7:42 p.m., which was recommended for immediate continuation.

Motion/Action Taken:

Upon a motion by Mr. Montgomery and seconded by Mr. Rafsky, this hearing was immediately continued until Tuesday, March 12th at 7:30 p.m., in the Champagne Meeting Room, 50 Carby Street.

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

Ch. Wiggin reopened this public hearing at approximately 7:45 p.m.

- ATM Article 1:** Section 9.4 [Wireless Communication Overlay District (WCOD)]
- ATM Article 2:** Section 4.1 [Principal Uses], Section 4.2 [Accessory Uses], Section 2.0 [Definitions] and Section 6.1.5 [Parking Requirements for Commercial Uses] related to medicinal marijuana
- ATM Article 3:** Section 6.2 [Signs] and Section 2.0 [Definitions] related to temporary special event signs
- ATM Article 4:** Housekeeping amendments to various sections

Ms. Loughnane gave a brief summary of each article and discussed the redline edits for each.

Article 1:

- See redline edits.

Article 2:

- See redline edits.

Article 3:

- See redline edits.

Article 4:

- These edits have not been addressed yet.

Board Questions & Comments:

Article 1:

- A board member suggested keeping all three proposed parcels in this article, as there may be objections with each parcel.

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- A newspaper article getting the word out to the public on this proposed amendment was suggested.

Article 2:

- When would the moratorium expire? (May 6, 2014) A suggestion was made to change the expiration June 6, 2014.
- Ms. Loughnane said that she would discuss this date with town counsel.

Article 3:

- Board members generally agreed that consistency with the sign bylaw is most important and that the changes proposed have removed inconsistencies and provide clarity.

Public Comments:

C. Hobson, Sherman's Way – commented that he supports the Planning Board's process to find alternative sites to be added to the WCOD. He said that the board should air on the side of liberty with regard to signs.

G. Agnew, Magaletta Street – there is conflicting information between different departments about temporary signs.

Motion/Action Taken:

Upon a motion by Mr. Montgomery and seconded by Mr. Olanoff, the board voted unanimously in favor to continue this hearing until Tuesday, March 12th at 7:30 p.m., in the Champagne Meeting Room, 50 Carby Street.

Continuation of Public Hearing for Revisions to Planning Board Rules and Regulations

Board Questions & Comments:

None.

Public Comments:

None.

Motion/Action Taken:

Upon a motion by Mr. Olanoff and seconded by Mr. Pfaff, this hearing was immediately continued without testimony taken, until Monday, April 29th at 7:30 p.m., in the Champagne Meeting Room, 50 Carby Street.

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

Ms. Loughnane informed the board the Philips Estates Tripartite Agreement will expire in this spring and she spoke with the property owner who has requested that the board consider changing its policy regarding the process for reducing subdivision bonding-funds, to more of an administrative, repetitive reduction as opposed to a formal meeting with the Board.

After a brief discussion, the board agreed that it is not interested in considering this request for a change in its policy regarding subdivision bond reduction.

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Next Meetings:

Tuesday, March 5th at 6:30 p.m., Champagne Meeting Room, 50 Carby Street.

Adjournment

Upon a motion by Mr. Rafsky and seconded by Mr. Pfaff, the board voted unanimously in favor to adjourn the meeting at approximately 8:45 p.m.

List of Documents, Materials and Exhibits

Presentation by S. Rafsky – Traffic Calming – attached.

Article 1, 2 & 3 redline documents - attached.