

**Westwood Planning Board
Meeting Minutes
March 12, 2013
Champagne Meeting Room
6:30 PM**

Attendance & Call to Order:

Ch. Wiggin called the meeting to order at 6:40 p.m. & asked if anyone present would like to record the meeting, then acknowledged that WestCAT TV will be video-recording the meeting.

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 development team: John Twohig from Goulston & Storrs, Paul Cincotta from N.E. Development, and Ray Murphy from Eastern Development. Also present Town Peer Review Consultants from Beta Engineering, led by Merrick Turner; Proponent's Consultants Tetra Tech, and members of the Finance & Warrant Commission. *Mr. Pfaff recused himself from University Station discussions.*

University Station Proposal – Design Refinement Work Session – Traffic, Transportation and Roadway Design Update

Merrick Turner was present to report on BETA Group's peer review of the proponents' traffic study and roadway design plan. ([Click here to view this presentation.](#)) Also present Najib Habesch, Canton/Everett/Forbes neighborhood liaison, to discuss traffic calming updates since the February 28th meeting.

- Traffic Calming – Phase 1 Option 3-2-1
 - Intersection Re-alignment of Canton St. & Hemlock Dr.; Everett St. & Lyons Dr.; Forbes Rd. & Glandore Rd.; Forbes Rd. & Cushing Rd.; Blue Hill Dr. & Canton St.
 - Speed Reduction Markings & Signs at Downey St., Metcalf Rd. & Canton St. intersection
 - *Next Steps:* Trials, Board of Selectmen Approval, Norfolk County Commissioners Approval, Final Design & Construction.
- Roadway/Traffic Update
 - Cross Section: (1) Lane Widths, Shoulder Widths (2) MassDOT Standards for Geometry
 - Consistent with Traffic Analysis: # of Lanes, Length and Location of Turn Pockets
 - Pedestrian Access: # of Crossings, Phase Type, Median Width, Crossing Time
 - Truck Access – (Good degree of compliance here, only fine tuning necessary at University Ave. & Canton St.; Dedham St. & Canton St.; University Ave. & Harvard St.(with I-95 northbound ramp)
 - Blue Hill Drive/MBTA Garage – Under MassDOT Jurisdiction: Garage Clearance; Pedestrian Crossing; 25% Design Submitted.
 - Bike Accommodations – Multi-use Trail; Shoulder Accommodations & Shared Lane
- Miscellaneous Other:
 - Pavement Design – MassDOT Standards – in progress.
 - Fire Department – Ensure access needs are met.
 - Parking – Analysis needed.
 - Study Now – Route 1A Everett & Nahatan St. & Clapboardtree St.

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Board Questions & Comments:

- How much of this presentation has been discussed with the proponent? (Mr. Turner said that this morning he discussed this information with the proponent.)
- Is the proposed pedestrian crossing at Blue Hill Drive and University Avenue the best location? (Kien Ho of Beta Group responded to this question – He said that this crossing has been completely analyzed and a pedestrian signal here is appropriate from a safety standpoint, noting that MassDOT will have the final approval of it. If MassDOT disagrees with signalization of the pedestrian crossing, Beta will devise another way to call attention to this pedestrian crossing.)
- How will this signal operate? (This signal would remain green unless a pedestrian pressed the button to change the light to red to allow crossing.)
- Would MassDOT consider installing motion detectors at this crossing? A suggestion was made to install yellow lights that flash, indicating that pedestrians are present. (Mr. Ho said flashing lights will alert motorists but may create confusion.)
- When will these plans be finalized with MassDOT, and can the design process be influenced? (Mr. Ho said that the design is at 25% now and can be influenced.)
- Is the width of Harvard Street sufficient? (Mr. Turner said that without the 195 ramp, widening this street would not be necessary. Mr. Ho said that these configurations are all related to the construction of a new ramp.)

Proponent's Comments:

- Mr. Twohig said that overall, these roadway design plans are in good shape and need only fine tuning now.

Public Comments:

D. Cronin, 45 Lyons – wants a stop sign at Spellman Road to get rid of speeding; wants speed addressed on Forbes Road; wants to know when the Development Agreement will be ready for public review. (Mr. Bailey commented that the Development Agreement is progressing and will be available to the public, well in advance of Town Meeting.)

J. Harding, Forbes Road – agrees with comments made by Mr. Cronin about the Spellman Road intersection. What is the concept for improving the traffic flow around the MBTA garage? (Greg Lukins from Beta responded to this and said that work is underway on traffic phasing and signalization, exiting the MBTA garage and that further refinements are planned.) (Mr. Habesch said that the priority intersection is Cushing Road.)

D. McDonald, Forbes Road – agrees with comments about Spellman intersection.

M. Selles – Canton Street – wants grooved pavement at Metcalf Road to slow traffic.

K. McIntyre – Forbes Road – there is no sidewalk on Forbes Road; wants a crosswalk across from Glandore Road to the school.

C. Pfaff, Everett Street – Why isn't there a pedestrian crossing or signal in front of the office area to get to the project? (Paul Cincotta and Jeff Dirk said he would discuss signalizing this crossing with MassDOT, as it is not typical in their design.)

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B. Delisle, Fin Com member/Skyline Drive – what measures will be put in place to prevent MBTA parking in the University Station parking lots? (A board member said there are many ways for retailers to discourage unauthorized parking in their lots.)

This concluded public comments.

A board member thanked the developer, peer reviewers and residents for their participation in the traffic mitigation sessions, helping to reach a consensus on neighborhood traffic calming.

Motion/Action Taken:

None needed.

Endorsement of Covenant for 600 Clapboardtree Street 2-lot Definitive Subdivision

Ms. Loughnane informed the board that a covenant for 600 Clapboardtree Street was approved by Town Counsel for recommendation to the Planning Board.

The property owners' representative, Ned Richardson, was at meeting and presented this covenant document for Planning Board endorsement. Board members signed this document and Mr. Richardson informed Ms. Loughnane that he will forward a copy of the recording receipt to the Planning Office.

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

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

Motion/Action Taken:

Upon a motion by Mr. Rafsky and seconded by Mr. Montgomery, the board voted unanimously in favor to reopen this hearing.

Special Counsel Dan Bailey and Special Counsel Gareth Orsmond have been working on revisions to the draft of the proposed University Avenue Mixed-Use District (UAMUD) bylaw. Mr. Bailey is present tonight to give the board an update and highlight revisions to the bylaw since the last meeting. [\(Click here to view a redlined, draft of the proposed new Section 9.8\[University Avenue Mixed-Use District \(UAMUD\)\]\).](#)

Mr. Bailey highlighted the most prominent changes since the last hearing:

- 9.4.5 – “Residential Use Requirements” (This definition was moved up in order in the bylaw to appear before the Water Resource Protection Overlay District (WRPOD) section. There was a discussion about “dwelling units above 350” and the requirement for a special permit to provide protections to examine the impacts to the town and not constrain the developer. Mr. Bailey said that the Development Agreement encourages condominium development in a later phase.)
- Section 9.8.4.5.4, “The Special Permit Requirement” subsection b. 1.- 4. (Will encourage integration with other uses, shares public space, complement nonresidential uses,

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diversify housing choices, provide a net fiscal benefit and satisfy affordable housing requirements.)

- Section 9.8.5, "Water Resources Protection Overlay District (WRPOD) Requirements" (Has been amended to ensure consistency with the UAMUD requirements.)
- Section 9.8.5.2.7 "Public Water Supply" (allow Planning Board discretion to protect Zone 1 if Master Development Plan changes so as to adversely impact water quality.)

Board Questions & Comments:

- What has been the reaction of the development team with these changes that have been made to the bylaw? *(Mr. Bailey said that he is in constant contact with the development team through Mr. Twohig and said that there is some legal tweaking that remains to be done.) (Mr. Twohig agreed with Mr. Bailey and said that wording about the fiscal impact profile needs a little work and there will be other adjustments related to signage, etc.)*
- A suggestion was made to seek comments from Dedham Westwood Water District. (DWWD consultant, Weston & Sampson and the Neponset River Watershed Association are reviewing this bylaw and have been providing feedback to Beta Group.)
- Is the wording finalized on the storage of hazardous materials? *(Mr. Twohig said that Mr. Daylor from Tetra Tech is still working on this.)*
- Is this the last hearing session of the UAMUD? *(No, this hearing will continue on April 2nd.)*
- The board member suggested that they discuss the 650 residential unit cap. *(Mr. Bailey said that town officials are more comfortable with expressing this cap to town meeting as a number and not a fraction or floor area ratio.)*
- Section 9.8.5.2.2, "Construction-Related Excavation" *(This section needs work by Beta Engineering - a technical discussion about infiltration systems and their depth.)*
- Section 9.8.11.7, "Issuance of Building Permit" *(When will occupancy be allowed?) (Mr. Orsmond said that the Development Agreement will address this. Mr. Bailey said that for example, no certificate of occupancy will be issued until the Blue Hill Drive and University Avenue work is Ok'd by MassDOT.)*
- Section 9.8.11.10, "Minor Modifications of the Master Development Plan" *(Ch. Wiggin asked that comments related to percentages in this section are held until all board members have reviewed the document fully.)*
- Ms. Loughnane informed the board that at the new public hearing scheduled on Tuesday, April 2nd, new definitions and amendments to this article will be presented and discussed. On Thursday, the finalized wording will be posted and Board members were asked to submit all edits to the bylaw to Ms. Loughnane as soon as possible.

Finance & Warrant Commission Comments:

George Hertz commented that he is very impressed with this process and all of its positive work. He said that it is will be important for the Fin Com to deliver a message to residents that this is "not Westwood Station 2" and this review process has been very different.

Public Comments:

None.

Motion/Action Taken:

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Upon a motion by Mr. Olanoff and seconded by Mr. Montgomery, the board voted unanimously in favor to continue this hearing until Tuesday, April 2nd at the Downey School Cafeteria at 7:30 p.m.

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

- 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

Motion/Action Taken:

Upon a motion by Mr. Rafsky and seconded by Mr. Montgomery, the board voted unanimously in favor to reopen this hearing.

Ms. Loughnane distributed a revised, redlined version of ATM Articles 1-4 to board members and discussed the revisions since the last hearing on February 26, 2013. ([Click here to view this document.](#))

Article 1:

Three new parcels, Baker Conservation Area, June Street Conservation Area and Westwood Lodge were added to the zoning district.

Article 2:

The word "facility" replaced the word "use" in Section 4.1.5.38 and in Section 2.88.

Article 3:

- Replace the existing Section 6.2.7.66.2.10.1.1 with a new Section 6.2.10.1.1
- Replace the existing Section 6.2.10.4 with a new Section 6.2.10.4
- Replace the existing Section 6.2.10.5 with a new Section 6.2.10.5
- Replace the existing Section 6.2.10.6 with a new Section 6.2.10.6

Article 4:

No new revisions.

Motion/Action Taken:

Upon a motion by Mr. Olanoff and seconded by Mr. Montgomery, the board voted unanimously in favor to continue this hearing until Tuesday, April 4th at 7:30 p.m., at the Downey School, 250 Downey Street, in the Cafeteria.

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

None.

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Consideration of Draft Planning Board Minutes

Draft Minutes for the following meetings were submitted to the board for its consideration: November 13th & 20th, 2012; December 4th, 11th & 17th, 2012; January 8th & 15th, 2013.

Motion/Action Taken:

Upon a motion by Mr. Rafsky and seconded by Mr. Olanoff, the board voted unanimously in favor to approve the minutes with edits made as requested via email to Ms. Barba.

Adjournment

Upon a motion by Mr. Montgomery and seconded by Mr. Pfaff, the board voted unanimously in favor to adjourn the meeting at approximately 9:03 p.m.