

**Westwood Planning Board  
Meeting Minutes  
March 19, 2013  
Champagne Meeting Room  
6:30 PM**

**Attendance & Call to Order:**

Vice Ch. Olanoff called the meeting to order at 6:40 p.m. & acknowledged WestCAT TV is present to record the meeting. *Upon a motion by Mr. Rafsky and seconded by Mr. Montgomery, the board voted unanimously in favor to grant permission to record this meeting.*

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

**University Station Proposal – Design Refinement Work Session – Water Resource Protection, Stormwater Management and Utilities Update**

Paul Cincotta from New England Development was present and highlighted topics for discussion tonight:

- Nate Cheal of Tetra Tech will provide a brief update since the last Stormwater Management report.
- Informed that a revised set of site plans are being prepared now and will be submitted next week, along with updated architectural elements, updated stormwater management information, and updated landscaping elements.
- Refinements have been made to water supply connections and fire hydrant plans have been discussed with the fire chief.
- Communications have been established and a site walk has been planned with the Whitewood Road neighbors to discuss proposed landscape buffering at the base of the project.
- Target Store side and rear elevation plans have been further refined with color renderings, as well as depict details on service/loading and trash areas.

Highlights of Tetra Tech Stormwater Management Update Presentation:

- New infiltration basins have been added to the bottom of the site, a rain garden was added to Zone One and only roof recharge will go into this infiltration system.
- Operations & Management: Oil and water separators will be added to the drainage systems in the loading/service areas and in the event of a spill, an emergency valve shut-offs will be added. [\(The updated plan can be viewed by clicking here.\)](#)

*Board Questions & Comments:*

- Will there be continuity of elevations throughout the project? (Mr. Cincotta responded and said that there is a fair amount of continuity and thinks that the board will be pleased with the changes that were recommended by peer review consultant Mike Sonesi.)
- A board member requested clarification on the new infiltration basin plan, presented tonight. (Mr. Cheal said that the colors on the plan identify the type of recharge system that will be used in each area.)
- Where will any overflow go? (Mr. Cheal said that the entire overflow will be directed to an existing outflow pipe on-site and identified it on the lower, right hand corner of the plan.)
- Where will dumpsters be located in Zone One? (Mr. Cincotta said that this information will be identified in an upcoming revised stormwater management submission and on the

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next site plan, as well as in the Operation and Maintenance Plan.)

- What are the future plans are for stormwater mitigation near 400 Blue Hill Drive? (Mr. Cheal said that the existing swale will be replaced with piping.)
- Have the concerns of the Neponset River Watershed Association been addressed?

**BETA Engineering Peer Review Comments on Stormwater Management – Phil Paradis**

- Met with DWWD & Neponset River Watershed Association to discuss well impacts, water supply and base groundwater flow. (Engineering details are expected from Tetra Tech at later date.)
- Requested documentation on Low Impact Design techniques, specifically regarding addressing bacteria TMDL. (Additional information on nitrogen loading is expected, as well as monitoring.)
- Requested expansion of the Operation & Maintenance Plan.
- Requested information on the adequacy of existing off-site infrastructure and the impacts on 400 Blue Hill Drive and MBTA outlet.

*Other Comments:*

- DWWD Director, Eileen Commane stated that she is satisfied with the way plans are evolving and are meeting DWWD's expectations. In addition, she said that she thinks this review process is working well.
- Can emergency valve shut-offs be turned off by anyone or does this has to be done by trained personnel? (Mr. Turner said that a policy and procedure will be outlined in the Operations & Management Plan.)
- Will catch basins be used in the parking lots near Zone One? (Yes, as well as infiltration systems.)

*Motion/Action Taken:*

None needed.

**Adjournment**

Upon a motion by Mr. Montgomery and seconded by Mr. Rafsky, the board voted unanimously in favor to adjourn the meeting at approximately 7:30 p.m.