

Westwood Planning Board
Meeting Minutes
April 9, 2013
6:30 PM
Champagne Meeting Room

Attendance & Call to Order:

Ch. Wiggin called the meeting to order at 6:37 p.m.

Present: Planning Board members Jack Wiggin, Steve Olanoff, Bruce Montgomery and Chris Pfaff. *Absent:* Steve Rafsky and Town Planner Nora Loughnane. Planning & Land Use Specialist Janice Barba recorded the minutes. (Mr. Pfaff recused himself from University Station discussion items.)

Ch. Wiggin asked if any member of the public wished to record the meeting and granted permission to WestCAT to videotape the meeting.

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

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.

Lighting Presentation by Tetra Tech, Larry Farah of Engineering Advantage, Inc.

Mr. Farah gave a brief overview of lighting and photometric plans related to proposed lighting levels for roadways and parking lots. Areas of the site plan were highlighted in color, identifying locations and examples of types of light fixtures.

To view site lighting concept diagram:

<http://www.townhall.westwood.ma.us/index.cfm/pk/download/pid/28368/id/30597>

Peer Review Response to Lighting Presentation: for BETA Engineering, Dave Columbo from Power Engineers, LLC.

- Based on preliminary information provided, lighting levels are consistent with industry guidelines, according to minimums, averages and uniform ratios.
- Good progress has been made on lighting plans and Power Engineers will provide comments and recommendations for possible changes or improvements to lighting levels, placement, aesthetics, etc.

Board Questions and Comments: (Responses in parentheses.)

- Will a "Family of Fixtures" be used? (Yes, as long as an alternate fixture in the well park area is acceptable to DWWD.)
- What kind of lighting will there be? (All steel highlight – uniformly white, throughout.)
- Will energy efficient lighting be used? (For now, energy efficient lighting will be used only in the pedestrian areas and an LED alternative is being considered for the roadway lights.)
- What is a typical wattage for the lighting? (250 watts along University Avenue and 100 watts within and along parking lots.)
- Are there any plans to dim lights after stores are closed? (Every lighting fixture will be independently controlled and programmed to either be on or off, not dimmed. There will be a "night lighting scheme".)

Westwood Planning Board
Meeting Minutes
April 9, 2013
6:30 PM
Champagne Meeting Room

- What is the schedule for lights on University Avenue? (Lights will be on from dusk to dawn.)
- What kind of lighting is proposed for intersections with crosswalks? (Details will be presented at a future meeting and will follow industry guidelines.)
- When will the final lighting plans be ready? (At the next meeting of the board on 4/23/13).
- Who will run the whole property? (The Proponents will manage the property and each major retailer, pod by pod, will control the lighting in each area.)
- Who will maintain University Avenue? (Special Counsel Dan Bailey said that the Town will own and maintain University Avenue when the roadway has been formally accepted by the Board of Selectmen. The roads will be covered by a covenant and the Town's engineering department will accept all new work.)

Noise Impact Mitigation - Proponent's Presentation by Tetra Tech, Peter Guldberg of Tech Environmental

The following noise mitigation measures are planned and will be incorporated into the project design and construction management guidelines:

Noise Mitigation

- Low-noise HVAC units for residential A1, A2 & B; Office A & B
- Site Design Shields Residents from Loading Dock Noise
- Limits on Delivery Hours
- Sealed Loading Docks
- Natural rock and earth barriers at the rear of loading docks will mitigate sound near the residential areas.

Roadway Noise Barrier Locations

- A 12-foot sound wall will be built along Blue Hill Avenue, west of Whitewood Road, to complement the already constructed 8-foot sound wall.

Construction Activities that produce significant noise will be limited to daytime hours.

DEP Allowable and Town Sound Limits Chart

- 1-2 decibel increase in sound is expected from the project. These decibels are far below the DEP decibel limit.
- Mechanical equipment sound is expected to be only half as loud as the Town bylaw limit allows.

To view the Noise Impact Analysis Update:

<http://www.townhall.westwood.ma.us/index.cfm/pk/download/pid/28368/id/30333>

To view the handouts associated with this presentation:

<http://www.townhall.westwood.ma.us/index.cfm/pk/download/pid/28368/id/30667>

Board Questions & Comments:

- Will back-up alarms on trucks be analyzed? (An acoustic analysis has been done and the modeling assumes the simultaneous operation of five back-up alarms emitting sound

Westwood Planning Board
Meeting Minutes
April 9, 2013
6:30 PM
Champagne Meeting Room

at night. Terrain shielding between loading docks and residential neighborhood was taken into account in the analysis. The sound levels are 10-20 decibels below the town bylaw limit.)

Peer Review Response to Noise Impact Mitigation: for BETA Engineering, Robert O'Neal from Epsilon Associates

In general, the sound level impact analysis conforms to best practices for community noise studies, and highlighted the following points:

- Baseline sound level measurement data is old and should be updated.
- Use of low-noise HVAC rooftop equipment should be made a condition of project approval.
- Installation of 12' foot sound barrier should be made a condition of project approval. (Roadway Impact Assessment - what roadway segments have been included in the modeling? Did the proponent consider the layout for the site? He would like additional information for topographic shielding of traffic noise.)
- Construction associated noise should be limited to certain hours, by using Best Management Practices.

To view memo associated with this discussion:

<http://www.townhall.westwood.ma.us/index.cfm/pk/download/pid/28368/id/30982>

Board Questions & Comments

- Will Mrs. Peckinpaugh hear back-up alarms at her house? (It is unlikely.)
- Office Building C – will external sound barriers be needed? (Possibly, or another option is to replace mechanical units with a quieter unit.)
- Is there a difference in cost between low-noise and regular noise units? (The capital cost is less than 10%.)
- What will the new sound barrier be constructed of? (Most likely, wood and a combination of rock and timber. Will follow DOT standards and design criteria.)

Public Comments:

- P. Peckinpaugh, 209 Whitewood Road: What if the sound barrier doesn't work? (It will work. The acoustic modeling has shown that the sound barrier will work and will be reasonably accurate within a decibel or two.) Will there be an increase in sound level? (Yes – 1.2 decibels, which is less than the 3 decibel threshold. Traffic volume is not likely to make a difference in sound levels.)
- P. Peckinpaugh: If a portion of the fence at the gateway to the park will be removed to accommodate the pedestrian walk, will the sound increase? (No because roadway noise is very different from rooftop noise.)
- P. Peckinpaugh – how many trucks will pass through here? (Not sure, although the truck volume is less, with the exception of Saturday.)

Other Comments:

Mr. Twohig informed the board that information on Sustainable Initiatives was given to BETA today and it is expected that this will be discussed at the next Planning Board meeting on 4/23/13.

**Westwood Planning Board
Meeting Minutes
April 9, 2013
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Champagne Meeting Room**

Peer Review Consultant's Update: Merrick Turner, BETA Engineering, Inc.

Over the past week, Mr. Turner has been engaged in a series of meetings with the proponents' representatives to review submittals and discuss outstanding issues and requirements associated with the project. Mr. Turner said that at the next meeting he will update the board on the status of each of the outstanding items, and will request board member input on issues that remain unsettled. Additional items, including an Operation & Maintenance plan, signage package, updated landscape plans, and final stormwater management details, will be discussed at a subsequent Planning Board meeting, on the 4/23 and then most likely on Monday, April 29th.

Mr. Bailey informed the board that the Planning Board must provide a report to town meeting and would like this to be ready to be discussed at the next meeting on 4/29/13.

Public Comments:

- Susan Muzzi, 86 Highview Street: commented on the fiscal impact report done by Community Opportunities Group. She disputed the numbers of school age students impacting the town. She gave Ch. Wiggin a document that she requested Community Opportunities Group to comment on.

Motion/Action Taken:

None needed.

Release of Covenant for Morgan Farm Estates

Town Counsel Thomas McCusker was present to witness and notarize the signatures of the Planning Board for the Release of Covenant for Morgan Farm Estates, Lots A & B. Mr. McCusker stated that he reviewed this document and informed that this release is necessary to permit the conveyance of these open space parcels to Hale Reservation, in satisfaction of a condition of the OSRD-EIDR Approval. Planning Board members signed the document.

Other Business:

Resident, Bob Grand was present representing his neighbors on High and Grove Streets to let the board know that he and his neighbors are very concerned about future development on High Street.

The board thanked Mr. Grand for coming and speaking to the board.

Next Meeting:

Tuesday, April 23rd at 6:30 p.m., Champagne Meeting Room, 50 Carby Street.

Adjournment

Upon a motion by Mr. Montgomery and seconded by Mr. Olanoff, the board voted unanimously in favor to adjourn the meeting at approximately 8:10 p.m.

**Westwood Planning Board
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List of Documents, Materials and Exhibits

Links are listed throughout document.