

**Westwood Planning Board
Meeting Minutes
June 25, 2013
50 Carby Street
7:30 PM**

Attendance & Call to Order:

Ch. Montgomery called the meeting to order at 7:35 p.m. asked if anyone present wished to record the meeting. There were no requests. (WestCAT TV was not present.)

Present: other Planning Board members, Jack Wiggin, Steve Olanoff, Steve Rafsky and Chris Pfaff. Also present, Town Planner Nora Loughnane and Planning & Land Use Specialist Janice Barba, who recorded the minutes.

Continuation of Public Hearing for Consideration for Environmental Impact and Design Review Approval and Special Permit for Reduced Number of Parking Spaces – 323-325 Washington Street (This hearing will be immediately continued without testimony taken.)

Ch. Montgomery announced that this hearing will be immediately continued without testimony taken.

Motion/Action Taken:

Upon a motion by Mr. Olanoff and seconded by Mr. Wiggin, the board voted unanimously in favor to continue this hearing until Tuesday, September 24th at 7:30 p.m. in the Champagne Meeting Room, 50 Carby Street.

Pre-application Conference for Proposed Senior Residential Development and Assisted Care Facility - 101 High Street

Ch. Montgomery welcomed Attorney Edward J. Richardson, representing Benchmark Senior Living, Lee Bloom and John Dragat from Benchmark Senior Living.

Highlights of Discussion:

- Attorney Richardson stated that the conceptual plan being presented tonight calls for the rezoning of a portion of 101 High Street to ARO to permit a residential retirement community (assisted living) on the lot as shown. The remaining land would continue as SRE and be available for two single-family houses.
- Rezoning would require a petition article to and approval by town meeting. In addition, an application to the Board of Appeals Special Permit and lastly a site plan review by the Planning Board.

John Dragat – Senior Vice President, Benchmark Senior Living (BSL)

- Company is based in Wellesley; has 22 facilities in MA; average age of residents is 88; assisted living with rental apartment units. The majority of seniors come from cities and towns within a five mile radius of the communities they build.
- Abutting neighbors, including Fox Hill Village administration, have been sent introductory mailings about the BSL proposal.
- This is a low impact development due to the fact that their residents do not contribute to traffic, as they do not drive; low impact on school and municipal services.
- Proposed to be the only rental assisted living facility in Westwood.

Lee Bloom, Director of Development

- 12 acre site, which has been reviewed in terms of the wetlands, contours, and access.
- The distance from the wetlands provides 300' buffer to closest abutters and is heavily

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treed around building.

- Proposal is for 100 units, 450 sq. ft. per unit, 3 stories, 39'-42' high, with the total building being approximately 80,000 sq. ft.
- Common dining areas, café, multiple activity areas
- 60 parking spaces, residents do not have vehicles and use community transportation. Traffic generated by employees and guests. (25-30 employees working three shifts: 7 a.m., 3 p.m. and 11 p.m.)
- Proposal is to match architectural elements with the neighborhood.
- Proposed location is ideal.

Mr. Dragat stated that without a favorable recommendation of the planning board it does not make sense to waste time, money or talent to propose a development that would require a petition article before town meeting that may not be supported.

Board Questions and Comments:

- What is the proposed access point? (Intersection in line with the Fox Hill Village intersection.)
- What about the topography? (Site is rocky and somewhat challenging. Will require blasting.)
- Does the newly approved assisted living use at University Station affect BSL's calculus? (No, that facility would be a memory care facility. BSL was invited to look at that location but declined it. Prefer this site.)
- A board member said that this appears to be a good project for the community but is not sure if this location is right.
- A board member asked about whether the buildings would be visible from neighbors on Grove Street. (No specific engineering has been done yet, but said that houses are 700' away.)
- A board member asked if the developer would want to request a higher number of units. (No. Each developer builds to its own specifications and BSL prefers 80-100 unit projects.)

Public Comments:

Attorney Luke Legere of McGregor & Associates, representing Westwood Citizens for Zoning Integrity was present and made the following comments:

- *He disagrees with Attorney Richardson's opinion that a petition to rezone one parcel would not be considered as "spot zoning".*
- *Believes that the proposed project's density exceeds the limitations for the Residential Retirement Community bylaw.*

E. Cannon, Fox Hill Village – asked for clarification on ARO zoning.

B. Singer, Fox Hill Village – said most folks at Fox Hill Village drive and said that she thinks there will be more folks driving at this facility and doesn't think that the parking will be adequate.

B. Cherry, 165 High Street – expressed concerns about possible drainage problems that could result from the construction of this project.

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S. Hayes, Fox Hill Village – is against this proposal and thinks it will negatively affect the character of the neighborhood.

M. Portnoy, Fox Hill Village – concerned about traffic and wants to know what the traffic studies report.

M. Ingle, 39 Grove Street – concerned about traffic impacts from this project because he said that Grove Street is a cut-through.

*Town Planner's Comments:
None.*

*Motion/Action Taken:
None needed.*

Ch. Montgomery thanked Attorney Richardson, BSL representatives and residents for attending the meeting.

Consideration of Partial Release of Funds Pursuant to Tri-partite Agreement for Philips Estates

Ch. Montgomery welcomed Margery Eramo Young representing PJMJ for Philips Estates.

Town Planner's Comments:

- Ms. Loughnane informed the board that Deputy Director DPW Chris Gallagher received a request for release of subdivision funds for Philips Estates by PJMJ. The DPW has inspected a significant amount of work that has been completed satisfactorily at Philips Estates subdivision and recommended a reduction of funds.
- Exhibit A – Estimate of Construction Costs was distributed to the board providing important details on completed work.

*Board Questions and Comments:
None.*

*Public Comments:
None.*

Motion/Action Taken:

Upon a motion by Mr. Wiggin and seconded by Mr. Olanoff, the board voted unanimously in favor to approve the requested partial release of funds of said Tri-partite Agreement, reduced from Three Hundred Forty-four Thousand, One Hundred Seventy-one Dollars and Seventy-four Cents (\$344,171.74) to Two Hundred Sixty-seven Thousand, Thirty-five Dollars and Thirty-four Cents (\$267,035.34), in accordance with the Revised Construction Estimate attached as Exhibit A.

Consideration of Minor Modifications to Environmental Impact and Design Review Approval for Westwood Public Library – 660 High Street

Ch. Montgomery welcomed Ellen Anselone of Finegold Alexander + Associates.

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Town Planner's Comments:

- After receiving an inquiry from the Colburn School developers for clarification on what the required exterior lighting should be installed at their site, (USROD SP required the exterior lighting fixtures to match those used at the library.) it became apparent that the Library contractors had installed light fixtures which were not in conformance with the Library's EIDR Approval.
- To correct this situation, Mr. Viti requested a further modification to the Library EIDR, to allow the use of approved ornamental light fixtures at the entrance and courtyard portions of the Library property, and to allow the use of taller, more contemporary fixtures at the rear and parking lot portions of the property. Ten contemporary fixtures will be taken down and replaced with ornamental fixtures.
- There will be some light trespass onto the abutters, MacDonald and Malster lots and shielding of the fixtures should be required.

Highlights of Presentation:

Ms. Anselone said there are two types of fixtures: historic type with shields and contemporary lights with shields built in. She showed photometric plans to the board. She noted that the photometric plan does not take into account all the vegetation on the lot.

Board Comments:

- Are these LED lights? (Yes and the specifications have been approved by DPW.)
- What are the height differences between the light fixtures? (Contemporary lights are 18' high and ornamental lights are 14' high.)

Public Comments:

R. Malster, Gay Street – Said that he is not concerned about the light spillage.

M. MacDonald, High Street – said that he is not concerned about the light spillage.

Motion/Action Taken:

Upon a motion by Mr. Rafsky, and seconded by Mr. Pfaff, the board voted unanimously in favor to consider the above mentioned modifications to Environmental Impact and Design Review Approval for Westwood Public Library, as minor in nature and to waive the photometric requirements with regard to light trespass limitations, as described on plan.

Upon a motion by Mr. Rafsky and seconded by Mr. Olanoff, the board voted unanimously in favor to approve the requested Minor Modifications to Environmental Impact and Design Review Approval, for Westwood Public Library.

Consideration of Draft Meeting Minutes

The following draft minutes were presented for consideration: 1/22/13, 1/29/13, 2/5/13, 2/12/13, 2/15/13, 2/25/13 and 2/26/13.

Motion/Action Taken:

Upon a motion by Mr. Olanoff and seconded by Mr. Wiggin, the board voted unanimously in favor to approve the draft minutes of meetings held on: 1/22/13, 1/29/13, 2/5/13, 2/12/13, 2/15/13, 2/25/13 and 2/26/13, as edited and presented to the Planning Board.

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Adjournment:

Upon a motion by Mr. Rafsky and seconded by Mr. Pfaff, the board voted unanimously in favor to adjourn the meeting at approximately 9:05 p.m.

Next Meeting:

Tuesday, July 9th at 7:30 p.m., Champagne Meeting Room, 50 Carby Street.

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List of Documents:

[Conceptual Plan – Benchmark for Senior Living, dated 06-21-13](#)

[Memo to Ch. Montgomery, from C. Gallagher, Deputy Director DPW, dated 06-20-13 re: Partial Release of Subdivision Bond for Philips Estates Definitive Subdivision & Exhibit A – Estimate of Construction Costs – Philips Estates](#)

Document: Partial Release of Funds Pursuant to Philips Estates Tri-Partite Agreement, dated 06-25-13

[Photometric Plan for Westwood Library](#)