

**Westwood Planning Board  
Meeting Minutes  
July 9, 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 at the meeting wished to record the meeting. WestCAT TV was present and was granted permission to record the meeting.

*Present:* other Planning Board members, Jack Wiggin, Steve Olanoff, Steve Rafsky and Chris Pfaff. Also present, Planning & Land Use Specialist Janice Barba, who recorded the minutes. Town Planner Nora Loughnane was absent. Phil Paradis, Beta Group, Inc. was present as town engineer.

**Endorsement of Tri-Partite Agreement and Certificate of Release of Lots for Morgan Farm Estates**

*Highlights of Presentation:*

Lou Petrozzi of Wall Street Development was present to request the board's endorsement of a Tri-Partite Agreement as security for the public road improvements at Morgan Farm Estates. He presented three original documents for signatures of the Planning Board. In addition, Mr. Petrozzi asked the board to sign the Release of Lots for Morgan Farm Estates.

Town Counsel, Mr. McCusker was present to review the final documents and notarized the board's signatures. Three originals were presented to Mr. Petrozzi and one set of original documents were retained by the Land Use Specialist.

*Board Comments:*

None.

*Public Comments:*

None.

*Motion/Action Taken:*

All members of the Planning Board; Bruce Montgomery, Jack Wiggin, Steve Olanoff, Steve Rafsky and Chris Pfaff endorsed the Tri-Partite Agreement and Certificate of Release of Lots for Morgan Farm Estates. Town Counsel notarized the board's signatures.

**Continuation of Public Hearing to Consider Application for Limited Environmental Impact and Design Review Approval of Exempt Use for the Construction and Establishment of a Wellness Center and New Athletic Fields at Xaverian Brothers' High School – 800 Clapboardtree Street**

Josh Fiala of Cecil Group, David Conway of Nitsch Engineering and Brother Dan Skala, Headmaster of Xaverian were present.

*Highlights of Presentation:*

Mr. Fiala summarized a memo addressing the town engineer's technical review comments for the project. [\(Click here to view this memo.\)](#)

1. Updated grading information has been provided on drawing C-300 Grading Plan.
2. The elevation of the lower ball field will be raised to minimize earthworks impacts and costs.
3. Retaining wall details have been provided. [\(Click here to view this document.\)](#)
4. No work, grading or loading will occur in the sewer easement.
5. At the request of the Conservation Commission's (Con Com) peer review consultant CEI,

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sections a. – h. address multiple issues related to the proposed stormwater management system and its impacts.

6. Groundwater may be encountered during construction. Contractors shall control precipitation and run-off; and localized dewatering could be accomplished with sumps. Excavation, subgrade preparation, and backfilling should be conducted "in the dry".
7. A consistent and continuous row of hedges between the edge of the parking and retaining wall shall be provided to prevent headlight glare.

*Town Engineer Comments:*

Mr. Paradis gave a brief summary of outstanding issues to be addressed:

- Infiltration rates should be more conservative.
- More storage systems should be added if necessary in the area with the glacial till.
- The Con Com's consultant has recommended further test pits; further detail on the design for managing runoff on the baseball field and more details on Infiltration System 1. The under-drains should extend to the limits of the baseball field. Pre and post sub-catchment basins should reflect the topography and drainage systems; additional analysis of flows and impacts are necessary.

*Board Questions & Comments:*

- Were infiltration tests done in the test pits? (No, only soil testing due to the cost and extent of work.)
- Board members agreed that any conditions of its decision shall be consistent with the Conservation Commission's review and order of conditions for this project.
- A board member asked applicant's engineer to consider reducing parking by twenty four spaces, in response to an abutter's request to maintain privacy. (Mr. Fiala said that parking spaces are broken down into increments of nine feet and they would consider removing six spaces.)
- A board member requested that details on the landscaping and retaining wall details are shared with the neighbors.
- A board member requested that the retaining wall be "staked" so that the abutters have a better idea about where the retaining wall will be located.
- A board member asked if the top of a person's head could be seen over the landscaping on top of the retaining wall.
- A board member suggested that the applicant use a solid fence above the retaining wall, instead of a chain link fence, so as to restore privacy for the neighbors. (Mr. Cecil said that he would study this cross-section.)
- A board member asked town engineer Phil Paradis if he has any concerns about stormwater impacts on Brookfield Street, near Purgatory Brook. (Mr. Paradis said that he did not have any concerns.)

*Lighting Plans Presentation*

Mr. Fiala presented the photometric plans for Varsity Football Field Lighting and Site Lighting.

[\(Click here to view these plans.\)](#)

- Field Lighting Plans: [Game Day On](#) and [Game Day Off](#).

*Board Comments & Questions:*

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- The board exchanged a few questions and answers with Mr. Fiala on the photometric plans.
- Board members agreed that only a few outstanding issues related to drainage and stormwater systems and parking lot setbacks remain and requested that the applicant address them at the next planning board meeting.

*Public Comments:*

Annette Fitzpatrick, 50 Marshall Street – commented on the landscape plans; expressed concerns about future impacts to her property related to stormwater drainage. She also read a [letter](#) that she wrote to Ch. Montgomery and then added that she would like a row of parking spaces removed, closest to her property.

*Motion/Action Taken:*

Upon a motion by Mr. Rafsky and seconded by Mr. Olanoff, the board voted unanimously in favor to approve the photometric plan of the Varsity Football Field Lighting Specifications and Site Lighting.

Upon a motion by Mr. Rafsky and seconded by Mr. Olanoff, the board voted unanimously in favor to continue this hearing until Monday, July 15<sup>th</sup> at 7:30 p.m. in the Selectmen's meeting room.

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

Ch. Montgomery reopened this public hearing and informed that this hearing will be immediately continued, without testimony taken, until Tuesday, August 20<sup>th</sup> at 7:30 p.m., in the Champagne Meeting Room, 50 Carby Street. A motion was made, seconded and approved unanimously.

**Consideration of Draft Planning Board Meeting Minutes**

The following draft minutes were presented for consideration: 03/12/13, 03/19/13, 04/02/13, 04/09/13, 04/29/13, 05/06/13 and 05/28/13.

*Motion/Action Taken:*

Upon a motion by Mr. Rafsky and seconded by Mr. Olanoff, the board voted unanimously in favor to approve the draft minutes of 03/12/13, 03/19/13, 04/02/13, 04/09/13, 04/29/13, 05/06/13 and 05/28/13, as edited and as presented tonight.

**Adjournment:**

Upon a motion by Mr. Wiggin and seconded by Mr. Pfaff, the board voted unanimously in favor to adjourn the meeting at approximately 9:40 p.m.

**Next Meeting:**

Monday, July 15<sup>th</sup> at 7:30 p.m., Selectmen's Meeting Room, 580 High Street