

**Westwood Planning Board
Meeting Minutes
March 27, 2012
7:30 PM**

Board members present: Ch. S. Rafsky, S. Olanoff, J. Wiggin and B. Montgomery. C. Chafetz was absent.

Staff present: N. Loughnane, Town Planner, & J. Barba, Planning & Land Use Specialist

Ch. Rafsky called the meeting to order at 7:33 p.m.

Continuation of Public Hearing for Consideration of Revisions to Planning Board Rules & Regulations

Upon a motion by Mr. Wiggin and seconded by Mr. Montgomery the board voted unanimously in favor to immediately continue this hearing without testimony taken, to Tuesday, April 30th at 7:30 p.m. in the Champagne Meeting Room.

Support for MassDOT TIGER Grant Application for Work Associated with Dedham Street and I95

Upon a motion by Mr. Wiggin and seconded by Mr. Montgomery the board voted unanimously in favor to affirm a letter of support written by Ms. Loughnane on behalf of the Planning Board to support the TIGER Grant application to fund the work on the slip ramps and bridge and roadway widening at the Dedham Street overpass at Interstate 95.

This letter was sent at the request of Board of Selectmen, via email to Michael Furlong at MA DOT on March 16, 2012. (A copy of this letter is included with these minutes.)

Consideration of Proposed Approval Not Required (ANR) Plan for 126 Bay Colony Drive – Peter Ittig

ANR application and plan were submitted to Ms. Loughnane prior to tonight's meeting by Peter Ittig, as he was unable to attend tonight's meeting. The intent of the ANR plan is to create a single buildable lot by combining lots 26A and 26B which had been previously divided in 1994. This lot meets the frontage and area requirements of the Single Residence E (SRE) district.

Upon a motion by Mr. Wiggin and seconded by Mr. Montgomery the board voted unanimously in favor to endorse the ANR Plan as presented.

Pre-application Conference for Proposed Subdivision of 600 Clapboardtree Street – Bill Schroeder

John Glossa of Glossa Engineering was present along with Bill Schroeder, owner of 600 Clapboardtree Street. Mr. Glossa gave a brief review presentation on the newly revised draft plans for the subdivision of 600 Clapboardtree Street to create a new buildable lot with approximately 80,000 square feet. At the request of the board, the opinion of a professional traffic engineer was provided. Mr. Glossa consulted with Gillon Associates, Traffic & Parking Specialists, to confirm that there is more than sufficient stopping sight distance looking to the southeast and to the east from the driveway and along the eastbound through lane as well as from the slight curve prior to the driveway and from a left-turning vehicle turning into the driveway looking for a gap toward Milk Street.

Mr. Glossa requested an opinion of the board as to whether these plans are satisfactory in order to move forward with the proposed subdivision plan. He added that he will be submitting requests for waivers from sections of the Subdivision Rules and Regulations, Section IV: Design Standards, related to street design standards, alignment and width.

Board Comments:

- A suggestion was made to restrict further the extension of the proposed roadway, and to prohibit creating more than one buildable house lot.
- A suggestion was made to that the applicant may wish to pursue adding a conservation easement to the property to prevent further development.
- There was a general consensus that these draft plans are satisfactory in order to move forward with the subdivision application process.

Other Business:

Final Language of Proposed Zoning Amendments

WCOD – Ms. Loughnane explained that a question was raised amongst board members about the validity of the vote taken at last night's (3/26/12) Zoning Amendment public hearing, following Mr. Montgomery's initial vote on the article and his leaving the meeting prior to adjournment.

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Ch. Rafsky updated Mr. Montgomery that following the board's vote to accept the zoning amendments to the WCOD, the board voted again in a split decision two votes in favor and one opposed to remove the Carby Street Municipal Office Building from the WCOD 2. He offered Mr. Montgomery the chance to add any comments or request reconsideration of the vote as the hearing is still open. Mr. Montgomery agreed that he agrees with the board's vote to remove Carby Street Municipal Office Building from WCOD 2.

Upon a motion by Mr. Wiggin and seconded by Mr. Olanoff the board voted in favor to affirm Mr. Montgomery's request for reconsideration of the vote to remove the Carby Street Municipal Office Building from WCOD 2.

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin, the board voted three votes in favor and one opposed to remove the Carby Street Municipal Office Building from WCOD 2.

Lot Shape Factor - Mr. Olanoff suggested changing the shape factor from 50 to 40.

Upon a motion by Mr. Olanoff and seconded by Mr. Wiggin, the board voted to unanimously in favor to modify the Lot Shape Requirement for Residential Districts from a shape factor of 50 to a shape factor of 40 on Town Meeting floor. Ms. Loughnane will inform the Finance Commission.

Signs - Video Media Display – There was no consensus amongst the board on the number of video displays but agreement that Video Media Display should be defined in the Bylaw.

There was a consensus amongst board members that drafting next year's zoning amendment articles should begin immediately following town meeting and sufficient time should be given for the board to make edits. A December 1st deadline was suggested.

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin, the board voted unanimously in favor to close the public hearing to consider proposed amendments to the Town of Westwood Zoning Bylaw and the Official Zoning Map.

Public Hearing for Environmental Impact and Design Review (EIDR) of Proposed Alterations to Wireless Communications Facility – 690 Canton Street

Ch. Rafsky read the legal notice of public hearing.

Rosella Mercuri was present on behalf of Applicant, Sprint/CDavis Associates. She summarized the proposed modifications of the existing wireless communications facility at 690 Canton Street and noted that modification will not have any visual changes or impact on aesthetics.

- Sprint will replace four of the currently installed CDMA antenna with three sprint vision antenna of substantially the same size, shape and weight of the current CDMA antenna. (There will be no expansion of the existing compound footprint.)
- Sprint will install three Sprint Vision antennas on existing pipe mast, and replace four single antenna with two quod pole antenna.
- Sprint will replace the existing GPS antenna with a new GPS antenna and replace one modcell cabinet and install three hybrid cables on the existing cable tray.

Ms. Loughnane advised the board that the applicant submitted several requests for waivers:

- locus map
- profile or elevation drawings
- visual representation of coverage maps (The board requested these coverage maps at a later date.)

In addition, she added that the Board of Health has no health or environmental concerns for this tower, as the RF Engineering Affidavit was provided with this application.

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Upon a motion by Mr. Wiggin and seconded by Mr. Olanoff the board voted unanimously in favor to approve the EIDR with the requested waivers, with the conditions carried from prior decisions for this property.

Upon a motion by Mr. Montgomery and seconded by Mr. Olanoff the board voted unanimously in favor to close this hearing.

Public Hearing for Environmental Impact and Design Review (EIDR) of Proposed Parking Lot Expansion for Westwood Public Library – 660 High Street

Vice Ch. Olanoff read the legal notice of public hearing.

Library Director Thomas Viti, architect Ellen Anselone and Jim White from Finegold Alexander were present to discuss plans for expanded parking for the library.

- Original library plans did not include expanded parking as the future of the Colburn School was unknown.
- At Town Meeting 2005, .6 acres, known as 646 High Street was purchased by the Library Trustees, to be used for expanded parking.
- Parking area improvements will consist of twelve new parking spaces with associated landscaping and site lighting.
- Stormwater runoff will flow to the water quality basins previously constructed in the adjacent parking area and the overall impervious area for the project has decreased from the original stormwater calculations by over 2,800 sq. ft.

Phil Paradis of Beta Engineering reviewed his report and stated that all outstanding issues identified at the first public hearing have been closed out. (A copy of this report is included with these minutes.)

Board Comments:

- Discussion about screening - Board members agreed that additional screening against the chain link fence should be provided. Field screening - board agreed to continue existing conditions and to waive the screening.
- Questions about Austrian pines and whether these are native plants. *Ms. Anselone said that this species is a preferred treatment.*
- Cross Easement parking arrangement is beneficial to the library as it will bring the total number of parking spaces to 70 and will satisfy the Colburn's need for additional parking spaces. The Library and Coffman Realty will share the cost of the construction of this parking lot expansion.
- Board members agreed to require additional lighting fixtures in the expanded parking area, and will be a condition of this decision.

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin, the board voted unanimously in favor to approve EIDR for 660 High Street with the condition to provide adequate lighting of the expanded parking area, as approved by the town planner and DPW director as well as additional screening for the abutter on the left side of the property.

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin, the board voted unanimously in favor to close the hearing.

Continuation of Public Hearing for Upper Story Residential Overlay District (USROD) Special Permit and Environmental Impact and Design Review (EIDR) Approval for Colburn School Building – 668 High Street

Ch. Rafsky reopened the hearing.

Attorney Ned Richardson, Ben Hartley (Coffman Realty), architect Andrew Zwelski and Greg Driscoll from JK Holgram Engineering were present.

Mr. Richardson updated the board on the hearings of the Zoning Board of Appeals and there was a discussion covering the following:

- The ZBA approved all requested zoning relief variances with the exception of the height variance for the proposed tower and will require as a condition of its decision that the tower to be built at the fullest height.
- Coffman Realty agreed to build the tower at the proposed full height if the zoning amendment adding the Colburn School to the Wireless Communication Overlay District passes Town Meeting.

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- Planning Board could write a decision to allow construction of the proposed tower but not mandate that it is built.
- The Historical Commission provided a letter to the Board of Appeals recommending the construction of the replica steeple structure on the Colburn. (A copy of this letter is attached with these minutes.)

Architect Andrew Zwelski reviewed the changes requested by the board at the last hearing:

- A revised lighting plan of the back side of the property layout with shielded lighting fixtures to prevent light spill over.
- Color samples of the possible exterior color schemes were presented: neutral color on siding, darker color on trims, typical color scheme will include five complementary colors.

Town Planner & Board Comments:

- Ms. Loughnane stated that the requirement for 25 parking spaces, 17 on site and 8 new library spaces will be a condition of the special permit.
- The Building Commissioner has confirmed that one handicapped accessible parking space is suitable.
- Every effort should be made to protect the largest trees on the site, noting that a 26" caliper tree must be removed because it is within 10' of a proposed drainage structure.
- Minimum caliper sizes for landscaping plans must be adjusted to be in conformance with the bylaw.
- Beta Group, Inc. review reported that the traffic concerns have been adequately addressed.
- A suggestion was made to condition the special permit to require traffic mitigation in the future if car stacking in the drive-thru or rotunda extend out to the street.
- Requested a properly dimensioned, street-view rendering showing Colburn Building with proposed tower in relation to adjacent structures. (A copy of this rendering was included with the letter from the Historical Commission.)

Upon a motion by Mr. Montgomery and seconded by Mr. Olanoff the board voted unanimously in favor to approve the USROD & EIDR for 668 High Street, with the conditions as discussed, including approving the proposed tower built at 80' but not to mandate that the height of the tower and associated ornamentation to extend beyond 52' high.

Upon a motion by Mr. Montgomery and seconded by Mr. Olanoff the board voted unanimously in favor to approve close the hearing.

Upon a motion by Mr. Wiggin and seconded by Mr. Montgomery, the board voted unanimously in favor to adjourn the meeting at approximately 9:30 p.m.

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List of Documents, Materials & Exhibits:

- Letter to M. Furlong, MA DOT, dated 03-16-12, RE: I95 Dedham Street Ramps and Dedham Street Bridge and Roadway Widening
- Copy of ANR Plan for 126 Bay Colony Drive
- Copy of Technical Memo from Gillon Associates to John Glossa dated 02-18-12 re: 600 Clapboardtree Street, Westwood – Stopping Sight Distance
- Copy of Plans - Westwood Public Library, Landscape Revisions to Parking and Colburn School
- Letter to ZBA, from Ch. Historical Commission, dated 03-12-12 re: Height Variance Request for Colburn School