

Westwood Planning Board

Meeting Minutes

April 9, 2012

7:30 PM

Westwood Library Meeting Room

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

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

Ch. Rafsky called the meeting to order at approximately 7:35 p.m.

Westview Estates Covenant

Ms. Loughnane distributed a draft of the proposed Covenant for Westview Estates provided by Michael Terry, attorney for Cornerstone Corp. *(A copy of this document is available with these minutes.)*

Board members reviewed the draft Covenant and discussed a wording change on page 3, #8: "...the Planning Board shall release this covenant" new wording suggested ..."shall *consider the* release of this covenant..."

The document is currently being reviewed by Town Counsel Thomas McCusker and Ms. Loughnane will keep the board informed of all changes.

Upcoming Meetings Schedule

The April 30th Planning Board meeting was canceled due to scheduling conflicts. Board members agreed to postpone the public hearing for consideration of revisions to the Planning Board Rules & Regulations, which was scheduled for that date to its next available meeting. The following meetings were scheduled for the month of May:

- Monday, May 7th - Annual Town Meeting
- Tuesday, May 8th - Regular meeting
- Tuesday, May 22nd - Regular Meeting

Upon a motion by Mr. Montgomery and seconded by Mr. Olanoff, the board voted unanimously in favor to continue the public hearing for consideration of revisions to the Planning Board Rules & Regulations to Tuesday, May 8th at 7:30 p.m. in the Champagne Meeting Room.

Pre-application Conference for Proposed Lochland Hall Church - Blue Hill Drive

Philip Markham was present to discuss preliminary plans for a new church building on land adjacent to the site of the recently approved religious facility at 282 Blue Hill Drive. Mr. Markham explained that these plans were originally proposed several years ago but were delayed until now. Lochland Hall plans to use the current church building at 282 Blue Hill Drive as a school/ tutoring center once the new church building is built on the adjacent land.

The board briefly reviewed the preliminary site plans and discussed Environmental Impact and Design Review (EIDR): submittal requirements and offered some suggestions.

- Landscape Plan
- Photometric Plan
- Full Drainage Report
- Traffic Study
- A request for Waiver of Model - *May be considered if three dimensional drawings/renderings are submitted.*
- Information on the hours of operation for the proposed use, the use patterns for both #282 Blue Hill Drive and the proposed building.
- Additional information on the proposed parking structure on page C2 shown as "lower level parking" – This structure must be reviewed and approved by the Westwood Fire & Police Departments
- A pedestrian connection between the two buildings was suggested.
- Order of Conditions – Provide status of this with Conservation Commission.
- Town Planner will schedule & advertise the Public Hearing
- Departmental Review of EIDR Application
- Site Visit by the Planning Board

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EIDR Approval and EMM Special Permit for Progressive Insurance – 62 Everett Street

A written request was received from the Applicant to the Planning Board for a continuation of tonight's public hearing to the next available meeting of the Board.

Upon a motion by Mr. Montgomery and seconded by Mr. Olanoff, the board voted unanimously in favor to immediately continue this hearing until May 8, 2012 at 8:00 p.m. in the Champagne Meeting Room.

Continuation of Public Hearing for Consideration of an 11-buildable lot Definitive Subdivision to be known as Morgan Farm Estates Subdivision & for Consideration of the Modification of the Modification of an 8-buildable lot Definitive Subdivision known as Powissett Estates Subdivision, and for Consideration of any Alternative Subdivision Plan Submitted by the Applicant, Wall Street Development Corp.

Ch. Rafsky reopened the public hearing.

Lou Petrozzi, Wall Street Development Corp., was present and provided copies to the definitive plan to the board.

Ms. Loughnane reminded board members that as discussed at a previous meeting, Paul Brodmerkle of Site Design Professionals, Inc. has agreed to serve as peer review consultant for this project. Mr. Petrozzi has submitted these plans and reports electronically to Mr. Brodmerkle who will begin working on the review immediately and will communicate with the Applicant and copy Ms. Loughnane on all correspondence. A report will be provided to the Board as soon as possible.

Ms. Loughnane stated that the plans appear to be in conformance with the waivers issued with the OSRD. The Board had some questions about the protection of the Noannet Pond and the MA DEP Stormwater Management Regulations and the status of Conservation Commission and or DEP's review of the project.

Ch. Rafsky said there would be a more substantive discussion at the next meeting and opened the hearing to public comments.

Public Comments:

M. Whelan of 25 Morgan Farm Road was present and asked if the Planning Board had considered her earlier request to require a \$2 million bond in case of damages to the land and water associated with this project. *Ch. Rafsky said that the Planning Board does not have the authority to require such a bond, although does require a bond to secure performance of the construction of ways and the installation of municipal services requires for lots in the subdivision.*

Upon a motion by Mr. Wiggin and seconded by Mr. Montgomery, the board voted unanimously in favor to continue the hearing until May 8, 2012 at 8:00 p.m. in the Champagne Meeting Room.

Planning Board Minutes for Consideration

The following sets of draft minutes were distributed to board members by email for consideration: 01/03/12; 01/10/12; 01/17/12; 01/24/12; 02/14/12. Edits were received by several board members and the drafts were updated by Ms. Barba to reflect these edits.

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin, the board voted unanimously in favor to approve the meeting minutes of 01/03/12; 01/10/12; 01/17/12; 01/24/12; 02/14/12 as edited, and left the option open for reconsideration of this vote, if necessary.

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin, the board voted unanimously in favor to adjourn the meeting at 8:50 p.m.

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List of Documents, Materials and Exhibits

Draft Covenant dated 02-08-12 for Amended modification of Construction Revisions for Westview Estates Definitive Subdivision

Letter to Planning Board dated 04-09-12 from Shane Oates Coneco Engineers & Scientists, Request for Continuance of Public Hearing