

**Westwood Planning Board
Meeting Minutes
August 28, 2012
7:30 PM**

Attendance & Call to Order:

The meeting was called to order at 7:32 p.m. by Ch. Jack Wiggin.

Present: Planning Board members Jack Wiggin, Steve Olanoff, Steve Rafsky, Bruce Montgomery, Chris Pfaff; Town Planner Nora Loughnane. Planning & Land Use Specialist Janice Barba recorded the minutes.

Review of Conceptual Plans for University Station Proposal

Ch. Wiggin welcomed the development team: Attorney John Twohig of Goulston & Storrs, Paul Cincotta of NE Development, and Ray Murphy of Eastern Real Estate.

Mr. Twohig gave a brief status update prior to the presentation by Paul Cincotta.

Reimbursement Letter – this document remains under review by the Planning Board, Board of Selectmen, Special Counsel and the Development Team.

Project Status/Schedule

- Work is progressing on traffic studies; grading, drainage & stormwater management; utilities; lighting and landscaping plans; fiscal studies; leasing and financing.
- The Land Use Committee will receive an update on project status from the development team next week.

Conceptual Plan Presentation Highlights:

Uses & Program - Mr. Cincotta gave an overview of the concept plan in terms of roadways & traffic signals, pedestrian connectivity, commercial (retail, office, hotel) and residential (rental, condominiums, senior living) components.

- *Commercial Program Summary – Total Square Feet = 1,315,000*
Retail/Restaurants – 750,000 sq. ft.
Office – 350,000 sq. ft.
Hotel – 115,000 sq. ft.
Senior Living – 100,000 sq. ft.
- *Residential Program Summary*
Housing – 650,000 sq. ft.

Board Questions & Comments:

- The overall number of residential units is a concern of the Board.
- Board members expressed a desire for better pedestrian and bicycle connections and were displeased with the proposed 50' abrupt grade difference between the retail area. This does not allow easy pedestrian access to the retail areas from the offices, except at each end.
- Will NE Development develop the office component?
- Will NE Development develop the senior living component?
- The elimination of Westwood Station Blvd. will increase traffic on University Avenue and Canton Street; traffic mitigation will be necessary.
- A board member said he has received many questions from the community about traffic in the Blue Hill Drive/Whitewood Road area and the northbound ramp and University Avenue traffic flow. In addition several questions were asked about the town meeting process and the role of the Planning Board in that process. Also mentioned were the expected impacts of residential components on the public schools.
- A board member is concerned about the lack of a permitting process associated with this project.

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- What type of parking is planned for the proposed residences? (Developer said a multi-level, structured/garage parking would be utilized.)
- What type of parking is planned for the proposed hotel? (Developer said a multi-level, structured/garage parking and some surface parking would be utilized.)
- Will there be a pedestrian connection between Juniper and Whitewood Roads? (Developer said a path may be created here.)
- Is an auxiliary public safety building proposed?
- A board member said that using the FMUOD bylaw as a basic guideline for this project is a good idea, although the overall number and type of residential units proposed is a concern.
- Will there be any requests to exceed height anywhere in the project? (Developer said that the proposed heights are within the bylaw limits.)
- Will the proposed zoning bylaw be applied to the entire parcel? (Developer said that they bylaw will cover the entire parcel.)
- A board member would like the developer to consider using the detention basin as an aesthetic water feature.
- Is this concept plan close to being finalized or are material changes expected as the development team changes?
- A realistic timetable must be set and adhered to avoid a rush of this review process.

Ch. Wiggin opened this section of the meeting to comments from public officials and residents.

- *Phil Shapiro, Board of Selectmen – "the project has less of a community type feel, lacking a village approach".*
- *Ed Germano, Whitewood Road – "would like vegetation between Whitewood Road and the proposed buildings preserved and encouraged the developer to create open space within the project." He suggested that the highway exit ramp be built behind the building and go directly into University Avenue.*
- *Gail Peckinpugh, Whitewood Road – "Target is being built in Sharon." She is concerned about the truck traffic.*
- *Barb Delisle, Fin Com- "is concerned about the number of residential units; the construction phasing plan and the impact on the public schools."*
- *Mary Masi-Phelps, Fin Com – is concerned about process and timing of the project. "A considerable amount of public education and review by other town boards and committees will be imperative."*

Fiscal Data – School Data for Comparable Sites/Selected Communities

A handout was presented to the board (included with these minutes) with data collected from comparable projects with 650 residences and analysis and evaluation is ongoing. The figures in the handout were said to be preliminary and subject to refinement. The preliminary conclusion indicates the average school age population projection for University Station is 47.

This concluded Mr. Twohig's presentation and he thanked the Planning Board members and others for the comments received tonight.

Ch. Wiggin requested that the developer provide digital copies of the draft conceptual plans and the documents presented tonight to the planning department so that this information is available to the public via the town's website.

This concluded the discussion on the University Station Development Proposal. The discussion will continue at the next meeting of the Planning Board on September 11, 2012 at 7:30 p.m. in the Champagne Meeting Room.

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Request for Qualifications – Peer Review Consultant Services – University Station

Ms. Loughnane informed the board that only one RFQ proposal was received by the Planning Office and two firms informed that they would not submit RFQ's due to insufficient time; the other reason was due to a conflict of interest.

Board members had a brief discussion about this and agreed that the RFQ should be mailed & emailed again to a larger group of firms and with more time to complete a proposal and set September 24th as a new deadline for submission.

Scheduling: Upcoming Planning Board Meetings

After a brief discussion board members scheduled the following list of meetings to be held in the Champagne Meeting Room, at 7:30 p.m., unless otherwise noted.

- Thursday, September 27th
- Tuesday, October 2nd
- Tuesday, October 9th
- Tuesday, October 16th – to attend and participate in a Finance Commission Meeting
- Tuesday, November 13th
- Tuesday, December 4th

Consideration of Proposed Minor Modification to Reynold's Farm Senior Residential Development Special Permit – 1561 High Street

Ed Musto was present before the board to ask the board to consider proposed minor modifications to the Reynold's Farm Senior Residential Development Special Permit. He gave a brief summary of the proposed modifications.

Highlights of Discussion:

- proposed modification will eliminate the proposed two, three-unit buildings and replace these with three, two-unit buildings
- intention is to increase the marketability by eliminating middle units and to create balance between buildings
- no change in the total square footage of buildings
- no increase in impervious surface
- minor relocation of building footprints
- no changes to the parking or circulation patterns
- Chris Gallagher and Phil Paradis reviewed the proposed modifications and determined that there will be no adverse impact on the drainage on-site and consider this a minor modification.

Public Comments:

None.

Motion:

Upon a motion by Mr. Olanoff and seconded by Mr. Montgomery, the board voted unanimously in favor to consider the proposed minor modification to Reynold's Senior Residential Development Special Permit as being minor in nature, and to approve this request subject to all conditions of the original Special Permit and any additional conditions that may be imposed by the Conservation Commission.

New Business: Informal Discussion - Proposed Senior Residential Development on Blue Hill Drive

Ed Musto was present before the board to informally discuss a draft conceptual layout for a proposed Senior Residential Development on a seven acre parcel on Blue Hill Drive.

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Highlights of the Discussion:

- 48 senior housing units proposed; two units per building, twenty feet apart; two bedrooms and one parking space per unit, minimal stairs and handicapped accessible
- may create emergency egress onto Canton Terrace, if necessary
- proposed length of the cul-de-sac is approximately 800' long and 40' wide
- cul-de-sac buffer requirements from Canton Terrace and the lack of a buffer from Route 128
- board members suggested a lower density development
- board members suggested incorporating attractive common space and other amenities in the development

Mr. Musto thanked the board for its feedback and said that he would consider it in the future plans.

New Business – Informal Discussion about Proposed Modifications OSRD-EIDR Approval and Modifications OSRD Definitive Subdivision for Morgan Farm Estates

Lou Petrozzi was present before the board for an informal discussion about a proposed land acquisition from Hale Reservation and the modifications to the ten-lot, OSRD definitive subdivision and environmental impact and design review, which would result from this acquisition.

Highlights of the Discussion:

- This land acquisition will eliminate house lot 8 which will be incorporated in the open space; shorten the roadway by approximately 150'; move one house lot to eliminate one gas easement crossing and the emergency access
- Chris McKeown, President of Hale Reservation Board of Directors was present in the audience and expressed support for the proposed land transaction with Wall Street Development.
- Will the board consider a waiver of application and filing fees associated with these amendments and only require the fees for peer review consulting services?
- Should the board consider the elimination of the emergency access road?
- What is the status of all litigation associated with this project? (DEP is presently reviewing the second wetland crossing and final action by the courts is pending related to the litigation associated with the Planning Board decision.)
- A majority of Board members indicated that they would consider a plan if Wall Street Development should submit an application with the proposed modifications.

Consideration of Tri-partite Agreement for 81 W Modification of Westview Estates Definitive Subdivision – Thompson Avenue and Briarwood Lane

The applicant has requested postponement of consideration of the Tri-partite Agreement and would like the board's opinion on street lighting options prior to finalizing the construction estimate. A spec sheet (included with these minutes) for Stratford Series street lighting was provided to the town engineer and forwarded to the Planning Board for its approval.

Highlights of the Discussion:

- Stratford Series street light fixtures are more attractive than the light fixtures in the existing portion of Westview Estates; are similar in style to those on High and Washington Streets and also in Autumn Estates subdivision.
- Board members concurred that the Stratford Series street lighting is preferred and asked the town engineer to inform the applicant. It was noted that the lights should be installed with a full cut-off, directing light downward.

Public Comments:

None.

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Motion:

None needed.

Consideration of Planning Board Meeting Minutes

Draft minutes of the following Planning Board meetings were presented for the board's consideration: June 19, 2012, July 10, 2012, July 24, 2012, and August 8, 2012.

Motion:

Upon a motion by Mr. Rafsky and seconded by Mr. Olanoff, the board voted unanimously in favor to accept the minutes of June 19, 2012, July 10, 2012, July 24, 2012, and August 7, 2012 with requested revisions.

Next Meeting:

Tues., Sept. 11th at 7:30 p.m. in the Champagne Meeting Room at 50 Carby Street.

Adjournment

Upon a motion by Mr. Rafsky and seconded by Mr. Pfaff the board voted unanimously in favor to adjourn the meeting at approximately 10:28 p.m.

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List of Documents, Materials and Exhibits

"Program Summary" hand delivered by John Twohig, Goulston & Storrs

"Fiscal Data" hand delivered by John Twohig, Goulston & Storrs

Reynold's Farm Site Plan of Land in Westwood, Sheet #3 of 11

Product Specification sheet – Municipal light fixture for proposed at Westview Estates