

**Westwood Planning Board
Meeting Minutes
September 27, 2012
50 Carby Street
7:30 PM**

Attendance & Call to Order:

The meeting was called to order at 7:30 p.m., by Ch. Jack Wiggin.

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

Discussion - University Station Proposal

Ch. Wiggin welcomed the development team: Attorney John Twohig of Goulston & Storrs; Steven Karp, Doug Karp and Paul Cincotta from New England Development; and David Manfredi from Elkus-Manfredi Architects.

Architect David Manfredi presented the revised concept plans for the proposed University Station.

Highlights of Plans:

- Use corridors have been created with improved vehicular and pedestrian connections throughout the project, into each district.
- Proposed enhanced use of green, open spaces and addition of rain garden/water features and natural vegetation at the existing retention basin.
- Reorientation of proposed residences; closer to railroad tracks.
- Proposed hotel has been relocated closer to the rail station with the proposed Village Retail reoriented in this district.
- Illustration added showing proposed residences on the upper campus of the project, closest to Canton Street.
- Illustration added showing proposed residences located between Wegman's and the enhanced retention basin.

Board Questions & Comments:

- Why are the residences located so far away from the retail on the south side? (Response: two largest tenants require adjacent parking within a reasonable walking distance.)
- Why isn't there a pedestrian connection along Harvard Street, near NStar? (Response – the grade is too steep.)
- What type of parking is proposed for the residential units? (Response: 2-3 levels of parking, above grade, invisible from street, "tuck under parking".)
- What is the proposed square footage for the townhouses on south side? (Response: 1,500-1,700 sq. ft.)
- A direct connection to the railroad station is lacking. (Response: Options are still being considered here. The State is working on grade changes in this area and following this the developer will reexamine this.)
- No buildings should be located in Zone 1, the Water Resource Protection Overlay District (WRPOD).
- Pedestrian paths should be more curved lines. (Response: will consider)
- How high will the wall in the office district be? (Response: 60' grade, wall will be built in two or three tiers.)
- Will the hotel have surface parking? (Response: Answer –yes, in order to sustain the village retail surrounding the hotel.)
- How many travel lanes are proposed for University Ave.? (Response: six lanes; two in either direction, plus turning lanes on each side.)
- Can University Avenue support the proposed traffic demands? (Response: yes.)
- There was agreement amongst board members and the town planner that this concept plan has been revised sufficiently and serves as a good basis for moving forward.

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Public Comments:

E. Germano, Whitewood Road – How much smaller is this project compared to Westwood Station? (Response: 50% smaller.) How many parking spaces are proposed for the two largest stores and the entire project? (Response: for Targets & Wegman’s - approximately 1,400; total overall 4,000-5000 parking spaces.)

P. Peckinpugh, Whitewood Road - Where will the loading docks be located for Target and Wegman’s? (Response: in the space between the back of these buildings and office district.) When will noise impacts be addressed? (Ch. Wiggin said this and other components would be addressed later in the process.)

Unidentified Resident: Why are zoning changes necessary? (Response: Ch. Wiggin stated that the current zoning would require amendments. This proposal will create a new zoning for the University Station concept plan and then presented to TM for adoption.)

R. Maloof, Whitewood Road: What are the proposed heights of the residential buildings? He also requested the installation of a sound barrier and cleanup of the corner lot. (Response: The residential buildings will be 3-4 stories; more details will follow on screening and sound barriers.)

Action Taken:

Ch. Wiggin stated that the discussion on University Station would continue at the next meeting of the Planning Board, October 2nd, at 6:30 p.m., in the Champagne Meeting Room.

Public Hearing for Consideration of Modifications OSRD-EIDR Approval for Morgan Farm & Public Hearing for Consideration of Modifications OSRD Definitive Subdivision Approval for Morgan Farm

Ch. Wiggin opened the public hearings by reading the notices of the public hearings and welcomed Lou Petrozzi of Wall Street Development and Rob Truax from GLM Engineering.

Mr. Petrozzi gave a brief presentation on the proposed amendments to the OSRD in connection with the addition of approximately 2.4 acres of land to be acquired from Hale Reservation, Inc. and a request that the Planning Board waive Condition #23 of the Planning Board’s Decision of July 10, 2012; “The emergency access way shown on the Approved OSRD Plan shall be developed and continuously maintained in all weather conditions.”

Highlights of Plan Amendments:

1. Reduce the length of the proposed extension of Morgan Farm road by approximately 150 linear feet and the related utilities and infrastructure;
2. Eliminate the need for Detention Basin No. 2 and the related site clearing and excavation;
3. Re-locate the proposed home on Lot 8 to westerly side of the property and adding parcel to dedicated open space;
4. Eliminate the construction of 2nd wetland crossing and proposed access driveway/emergency access thereby consolidating construction of the proposed homes and infrastructure to the westerly portion of the property; and
5. Shift one of the lots previously proposed to be developed (5 vs. 4) on the southerly portion of the property (beyond the gas easement) to the northerly portion of the property.

Mr. Petrozzi said that in connection with incorporating the Hale parcel into the overall design of the proposed development and the reconfigured lots, it is necessary to provide access to two lots to be formed with the Hale parcel. Frontage and access for these lots, Lot 4 and Lot 6, is being provided

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by a new proposed roadway – Road “B”. He requested that the board grant a number of waivers from the Subdivision Rules and Regulations for Road “B”:

Board Questions & Comments, Town Planner’s Comments:

- The plans were reviewed by Ms. Loughnane and DPW director Chris Gallagher and Fire Chief Bill Scoble, who both expressed concerns about the width of the proposed Roadway “B” with regard to the suitability of access for public safety vehicles. *(In response to this, Mr. Petrozzi said that he would consider putting an un-paved turnaround on the lot, so as to minimize disturbance to the gas easement. He said that this roadway would be treated like a shared driveway and be addressed in the homeowner’s association documents.)*
- What is the width of proposed Roadway “B”? *(Mr. Petrozzi said that the roadway is 18’ wide with a cape cod berm, allowing 20’ for the passage of public safety vehicles. Mr. Truax said a hammerhead turnaround could be added for each of the driveways, which are 12’ wide, serving each house.)*
- How long is the cul-de-sac? *(The cul-de-sac is 200’ form from Morgan Farm Road and then another 150’ to each driveway.)*
- Ms. Loughnane commented that a turnaround should be required for future construction phases.
- Ms. Loughnane reiterated to the Board that Chief Scoble is not in favor of the Planning Board approving the elimination of the emergency access road and if it does, he requested that the board add a condition to its Decision requiring the installation of residential sprinklers for the entire subdivision. In addition, Chief Scoble requested that sufficient access for emergency vehicles, is desired.
- What is the status of the land transaction with Hale Reservation? *(Mr. Petrozzi said that Wall Street Development has a signed purchase and sale agreement with Hale but is conditional upon receiving Planning Board approvals of the OSRD.)*
- Ms. Loughnane informed the board that she received notification from Chris McKeown that Hale Reservation supports this application.
- Ch. Wiggin asked board members if they are inclined to approve this application, without the emergency access road.
- Mr. Pfaff responded that he is inclined to approve this application.
- Mr. Rafsky responded that he thinks this is an improvement.
- Mr. Olanoff said that he was not inclined to approve this application.
- Mr. Montgomery nodded in agreement that he was inclined to approve this application.

Ch. Wiggin reviewed the list of waivers requests: (on next page)

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1. Section III.B.3.n. – Location of trees with caliper of 10” or greater

Requested Waiver: Not Required

2. Section IV.A.4.d. - Dead-end streets shall be provided at the closed end with a turnaround having an outside street line diameter of at least one hundred (100) feet.

Requested Waiver: Allow turnaround having an outside street line diameter of ninety (90) feet (on paper only) not required to be constructed. Proposed pavement width – 14 feet.

3. Section IV.A.2.e. – Minimum width of street rights-of-way - Minor Street: 50 Feet

Requested Waiver: Allow minimum width of 40 Feet.

4. Section V.E.2. - The minimum width of paved roadways – Minor Street: 26 Feet

Requested Waiver: Allow minimum width of paved roadways – 18 feet

5. Section V.F. - Curbing

Requested Waiver: Allow no curbing.

6. Section V.H.1. - Sidewalks, having a width of not less than six (6) feet, shall be constructed on both sides of each roadway.

Requested Waiver: Sidewalks shall be not required on either side of the roadway.

7. Section V.M. - Trees

Requested Waiver: No trees required.

8. Section V.D.2. – Street Grading/Sub-grade

Requested Waiver: Allow only 20 feet to be excavated to sub-grade instead of the full width of the right of way.

Comments in Response to Waivers:

#3 – Applicant’s engineer said he would speak to Chief Scoble about the possibility of widening the roadways in order to accommodate public safety vehicles.

Ms. Loughnane informed the board that peer review consultant Paul Brodmerkle has been contacted to review these proposed plan modifications and will provide a report to the Planning Board at the continuation of this hearing.

Public Comments:

B. Phillips – 530 Dover Road: Asked if the house lots on the plans are hypothetical. (Mr. Petrozzi

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said the house footprints are for planning purposes only.) Mr. Phillips asked for the driveway to be moved closer to the cul-de-sac. *(Mr. Petrozzi said that there is a knoll at this location and the ledge removal would be very costly.)*

Action Taken:

Upon a motion by Mr. Montgomery and seconded by Mr. Rafsky, the board voted unanimously in favor to continue both hearings until Tuesday, October 9th at 7:30 p.m., in the Champagne Meeting Room.

Consideration of Request for Minor Modification of EIDR Approval for Mobil Service Station – 710 High Street

Ch. Wiggin welcomed John Lanata from Global Montello, owner of the Mobil Station.

Highlights of Discussion:

Mr. Lanata explained that the Mobil on the Run is being rebranded to "Alltown" and this requires the installation of a new logo, on the existing sign.

- "Mobil on the Run" letters will be replaced with "Alltown" letters.
- Sign dimensions: Logo – 124" W x 26.5" H, 22.82 sq. ft., is 10 sq. ft. smaller than existing sign logo.
- Existing lighting and sign will be reused.
- Color palette for the "Alltown" logo is the same as the existing color palette on the sign.
- The sign is measured by the font size of the letters of the logo.

Board Questions & Comments:

- Ms. Loughnane gave a brief summary of a past agreement with the sign for this property and Board members agreed that this is just a minor modification to the original decision, not requiring a public hearing.

Public Comments:

None.

Action Taken:

Upon a motion by Mr. Montgomery and seconded by Mr. Olanoff, the board voted unanimously in favor to consider this request as a minor modification.

Upon a motion by Mr. Montgomery and seconded by Mr. Olanoff, the board voted unanimously in favor to approve the minor modification as discussed.

Continuation of Public Hearing for Consideration of Revisions to Planning Board Rules and Regulations – Comments on Subdivision Rules and Regulations, EIDR Rules and Regulations, and Special Permit Rules and Regulations

Ch. Wiggin reopened the public hearing.

Highlights of Discussion:

- Ms. Loughnane asked the board to approve expedited permitting section for Energy Facilities within EIDR Rules and Regulations and requested that the board review the Rules and Regulations for Special Permits, prior to the next meeting on October 9th.
- Phil Paradis commented that the town bylaws are deficient in the newest stormwater management regulations and suggested updates to this section.

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Public Comments:
None.

Motion:

Upon a motion by Mr. Olanoff and seconded by Mr. Montgomery, the board voted unanimously in favor to continue this hearing until October 9th at 7:30 p.m. in the Champagne Meeting Room.

New Business – Reserved for topics not reasonably, anticipated to be discussed

RFQ Proposals – University Station

Highlights of Discussion:

- Ch. Wiggin suggested that additional time is necessary to provide board members enough time to carefully review the four proposals.
- Ms. Loughnane said that while there is no formal process for choosing the peer review consultant, she suggested that the board consider choosing two finalists by the board's next meeting on October 2nd; schedule interviews prior to the board's regular meeting on October 9th, with an expectation that the consultant would participate in the October 16th University Station joint meeting of boards and committees.

7 Clapboardtree Street – SBA Towers

Highlights of Discussion:

Ms. Loughnane informed the board that Attorney Mike Terry has been hired to represent the Town in the appeal filed by SBA Towers of the Planning Board's Special Permit Decision for a wireless communication facility at 7 Clapboardtree Street. A list of interrogatories has been submitted to the Planning Board and Mr. Terry has requested the Chairman be given permission to answer these questions and further act on behalf of the board to expedite the judicial process.

Public Comments:
None.

Motion:

Upon a motion by Mr. Montgomery and seconded by Mr. Olanoff, the board voted unanimously in favor to allow Ch. Wiggin to sign the interrogatories and to authorize Ch. Wiggin to act on the board's behalf in order to facilitate judicial expediency.

Phil Herr Comment Memo on University Station Current Proposals

Ms. Loughnane provided board members with a copy of a memo sent by Mr. Herr in which he summarized his observations on the Master Plan/Overlay approach and concept plans submitted by the developers. (A copy of this letter is included with these minutes.)

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 6:30 p.m., unless otherwise noted.

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

Next Meeting:

Tuesday, October 2nd at 7:30 p.m. in the Champagne Meeting Room at 50 Carby Street.

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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 10:28 p.m.

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List of Documents, Materials and Exhibits

Document 2705 Westwood MA submitted by John Lanata re: 710 High Street, Mobil Service Station

Memo to Nora Loughnane from Phil Herr, 09/26/12, re: University Station Current Proposal