

**Westwood Planning Board  
Meeting Minutes  
October 22, 2012  
7:30 PM  
50 Carby Street**

**Attendance & Call to Order:**

Ch. Jack Wiggin called the meeting to order at 7:40 p.m.

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

**University Station Proposal – Design Refinement Work Session and Status Report on Proposed Zoning Bylaw – Focus on Stormwater Management and Water Resource Protection**

Ch. Wiggin welcomed developer's Attorney John Twohig from Goulston & Storrs, Paul Cincotta from N.E. Development and representatives from TetraTech, Inc., who were present to give a summary of the drainage analysis and stormwater management plan for University Station.

*Highlights of Stormwater Presentation by Bob Daylor from TetraTech, Inc.:*

- Grading & Drainage Plan – discussed difference in grade from the top of the site to the lower part of the site and the proposed use of terracing walls to balance the site with fill removed to create a "back of the house" area (loading docks, emergency generators, etc.) which will be behind retail uses and hidden by the wall.
- Existing Watershed Model – discharges out to the channel and under the railroad.
- Proposed Watershed Model – same outlet will be used with improvements to decrease peak flows.
- Typical Infiltration Basins– will be created with reused on-site rock materials creating water storage galleries. The capacity will be greater.
- Well Head Ground Coverage Summary – wet basins, bio-retention basins will treat and store water to be used in seasonal fountains in the open space area and proposed meadow features in Zone 1. More landscape design details will be provided at a later date. Infiltration galleries will capture only roof flows from retail and residential uses and parking lot recharge will be removed and taken away from the Zone 1 wells and moved to galleries filled with stone.
- Utilities – discussions with NStar are ongoing.

*(A copy of this report and plans are available on the Town's website. This presentation was videotaped and is available at [www.westcat.tv](http://www.westcat.tv))*

*Peer Review Comments:*

- Phil Paradis reported that Beta continues its review of the existing and proposed conditions and how the model and techniques will be applied to major stormwater impacts associated with this project. Focus will be on sustaining the flow of the Neponset River; monitoring of all wetlands and resource areas around the site; possible pollutants associated with the significant amount of proposed parking for this project, as well as roof runoff, water quality and the proximity to the DWWD wells, particularly Zone 1.
- Low impact development techniques should be employed with this project including bio-retention, porous pavements, water collection and cisterns, and using plants that require very little irrigation.
- Additional meetings will be held and work will continue with the developer's engineer.
- A meeting should be scheduled with DWWD representatives. (Mr. Daylor said a meeting is scheduled for next week.)
- A meeting with the Neponset River Watershed Association was suggested.
- An adjustment may be needed to the Notice of Intent with the Conservation Commission.
- More information about parking lot run-off is needed.
- Mr. Bertorelli commented that the 54" culvert on University Avenue needs to be discussed. In addition, he said that he has questions about the large number of proposed parking spaces

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and suggested a decrease in this number.

*Board Questions & Comments:*

- Will there be a discussion about the water budget, water usage and how the system will be maintained?
- What are the benefits of having increased surface water vs. underground treatment? (Mr. Paradis said surface water has aquatic benefits, may help with mosquitoes, improved aesthetics, and aeration.)
- Should the proposed building currently located in Zone 1 be reconsidered? (Mr. Paradis said a building has less impact on water quality than a parking lot and did not necessarily agree with reconsideration of the building.)

*Public Comments:*

- J. Wolfe, Housing Authority - Will residential roof runoff be recycled for landscape irrigation purposes? (The developer responded that this would be considered.)

*Motion/Action Taken:*

None.

Additional discussion on University Station will continue at the Board's next meeting on October 30, 2012 at 6:30 p.m.

**Continuation of Public Hearing for Modifications to OSRD-EIDR Approval for Morgan Farm  
Continuation of Public Hearing for Modifications to OSRD Definitive Subdivision Approval  
for Morgan Farm**

*Update since last hearing:*

- At the October 9<sup>th</sup> hearing, the Planning Board agreed that the modifications to the OSRD Definitive Subdivision discussion should be continued until after it received a report from peer review consultant, Paul Brodmerkle. In addition, the board disapproved the proposed modifications to the OSRD-EIDR for Morgan Farm Estates. This hearing was inadvertently left open and Wall Street Development has now submitted a letter to the Planning Board requesting the Board's reconsideration of a motion to approve the proposed modifications to the EIDR.
- A report from Paul Brodmerkle on the modifications to the Definitive Subdivision has been received and was distributed to the board.
- Wall Street Development has submitted two alternative designs for the roadway and cul-de-sac.

*Presentation by Peer Review Consultant Paul Brodmerkle (A copy of this report is available with these minutes.)*

*Roadway Design & Infrastructure:*

1. Proposed Road "B" will require waivers for the following: layout width, minimum centerline radius, curb radius, granite bounds, sight distance, pavement width, sidewalks, grass strip and street trees. (Basically a common drive.)
2. Roads "A" & "B" will require a waiver for street length greater than 500'.
3. Catch basins 5 & 6 are located in a sag curve; should both have a double-grate inlet.
4. Remove the remnant drain manhole and related catch basins from the profile at STA 16+50.
5. The proposed homes fronting on Road "B" are 600' from the nearest hydrant.
6. No water main has been proposed for Road "B"

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*Stormwater Management:*

7. – 10. Two charts in the drainage calculations are inconsistent; one-hour hydrograph time interval is too large to accurately define the peak flows for watershed analysis and pond routing; disturbed area behind the house Lot 5 should be included in the existing and proposed watershed area calculations; more refinement is required in determining the time of concentration flow path distances and slopes.

*Zoning:*

11. Relief will be required for 50' frontages on Lots 8 & 9.

*Developer's Engineer, Rob Truax – Responses:*

- A water main and hydrant will be added on Road "B" as suggested by Mr. Brodmerkle.
- Will revise other items identified by Mr. Brodmerkle's report.

*Board Questions & Comments:*

- Question about why there are so many discrepancies with the drainage calculations? (Mr. Brodmerkle said that with multiple amendments to plans and duplication or reuse of some calculations, there are bound to be some errors.)
- Why is relief being sought for less than 75' on lots 8 & 9? (Mr. Petrozzi read from the zoning bylaw under OSRD, section 8.3.9.3.9 that allows this.)
- Ch. Wiggin said the Planning Board's efforts in reviewing this subdivision have always been to approve a project to balance of benefits of protecting the environment and ensuring public safety.

*Mr. Petrozzi's thanked the board for its reconsideration tonight and distributed copies of plan options that will result in the following benefits and improvements: (A copy of this report is available with these minutes.)*

1. Reduced level of housing units (10 as opposed to 20).
2. Permanent open space increased from 8.94 acres to 10.56 acres.
3. All dedicated open space will be conveyed to Hale Reservation.
4. Morgan Farm Road will be shortened by approximately 120 linear feet and the related disturbances for tree clearing, utilities and infrastructure construction will be reduced, in addition, reducing impervious surfaces.
5. Detention basin No. 2 is eliminated
6. Wetland crossing No. 2 is eliminated
7. 9,100 sq. ft. of paved driveway to proposed home on lot 8 is eliminated, eliminating run-off to wetlands.
8. 6,900 sq. ft. of gravel roadway serving as emergency access driveway is eliminated, eliminating run-off into wetlands.
9. 42,000 sq. ft. of total disturbance will be eliminated, half of which is wetlands.
10. 1.66 acres (formerly lot 8) will be preserved.
11. Lot 8 is relocated to westerly side of property with access from Road "B". Reducing the potential for pollutants from lawns, driveways, etc. from entering wetlands.
12. Shifts another house lot away from wetlands to the northerly portion of the property, which was intended to be located beyond the gas easement, with access from Road "B".

*Road B Turnaround Proposals:*

- Option 1 – widen driveway and add turnaround on the interior portion of the lots.
- Option 2 – straight hammerhead turnaround – some additional excavation and site work.
- Option 3 – full turnaround – significant excavations and blasting would be required.

Mr. Petrozzi said that he will construct whatever option the board feels is necessary to meet public

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safety needs.

*Other Comments:*

Ms. Loughnane read into the record an October 11<sup>th</sup> letter from Chris McKeown, President of Hale Reservation Board of Directors. The letter expresses support for the Morgan Farm Estates project and requests planning board reconsideration of the OSRD. (A copy of this letter is available with these minutes.)

*Public Comments:*

B. Phillips – 530 Dover Road commented about the source of the water flushing into Noanet Pond and provided suggestions for the project.

*Motion:*

Upon a motion by Mr. Rafsky and seconded by Mr. Pfaff, the board voted three votes in favor (Mr. Rafsky, Mr. Montgomery, Mr. Pfaff) and two votes opposed (Ch. Wiggin, Mr. Olanoff) to amend the OSRD-EIDR for Morgan Farm Estates, removing the condition to require an emergency connector and add a condition to require installation of fire protection according to the standards of the fire chief in all houses.

Upon a motion by Mr. Montgomery and seconded by Mr. Rafsky, the board voted four votes in favor with one abstention, to close the modification of the OSRD-EIDR public hearing for Morgan Farm Estates.

Upon a motion by Mr. Montgomery and seconded by Mr. Rafsky, the board voted unanimously in favor to continue the modification of the OSRD Definitive Subdivision of Morgan Farm Estates to November 13, 2012 at 7:30 p.m. in the Champagne Meeting Room.

Upon a motion by Mr. Montgomery and seconded by Mr. Pfaff, the board voted unanimously in favor to waive condition number 16, of the original OSRD Certificate of Approval which referred to allowing removing debris and to connect to sewer prior to the end of the construction season.

**Minor Modification of FMUOD Special Permit for 40 Allied Drive**

*Highlights of Discussion:*

- Ms. Loughnane informed the board that Shields MRI has submitted amended architectural plans, which the board received via email. The board is being asked to consider whether these alterations will require a modification of the special permit.

*Board Questions & Comments:*

- The façade has changed significantly that faces the highway.
- Glass panels have been added.
- A steel canopy/awning has been added to the front.
- A garage door has been added to accommodate a mobile MRI truck.
- The large double doors in the front have been changed to a single door.

*Public Comments:*

None.

*Motion/Action Taken:*

A majority of board members agreed that they are inclined to say these amendments are minor in nature, but agreed that it would be beneficial to invite Shields MRI and its architect to give a presentation of this proposal to the board at its meeting on October 30<sup>th</sup>.

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**Consideration of Tripartite Agreement for Westview Estates**

*Highlights of Discussion:*

- The Board reviewed the proposed tri-partite agreement in June and revisions were recommended to Cornerstone Corporation. In August, the revised agreement was accepted by the Board with a request that Cornerstone and DPW work together to develop "Exhibit A", construction estimate and then would endorse the agreement upon completion of this.
- Phil Paradis reviewed the construction estimate and the DPW confirmed acceptance of the final amount.
- Ms. Loughnane noted that Chris Gallagher suggested a change in the date shown in the Agreement to complete the work from November 15, 2013 to November 15, 2015.

*Board Questions & Comments:*

- Mr. Olanoff requested clarification of the value of the performance funds.
- Mr. Paradis provided a memo to the Board in which he clarified that the construction costs have been reduced from \$228,545 (the amount on the spreadsheet, Exhibit A) to \$178,933.

*Public Comments:*

None.

*Motion:*

Upon a motion by Mr. Montgomery and seconded by Mr. Pfaff, the board voted unanimously in favor to endorse the Tri-Partite Agreement for Westview Estates.

**Discussion of Proposed Amendment to Zoning Bylaw to Prohibit the Display of Temporary Special Events Signs for Out-of-Town Events**

*Highlights of Discussion:*

- The building commissioner has asked that the Planning Board discuss a discrepancy between the language of the current zoning bylaw for "Temporary Special Events Signs" and the town's long standing policy against allowing advertisement of events which take place in other towns.
- A suggestion was made to include a revision in the zoning bylaw that explicitly prohibits the use of signs to advertise out-of-town events, as well as a more narrow definition of non-profit special events.
- Exactly what was the board's intent with this zoning bylaw?

*Board Questions & Comments:*

- A majority of board members agreed that whether an event was in or out of town was not necessarily considered, and perhaps may have been an oversight in the writing of this bylaw.
- A suggestion was made to amend this zoning bylaw at the next available town meeting.

*Public Comments:*

None.

*Motion/Action Taken:*

None needed.

**Discussion of Tree Protection Requirements in Colburn School Building USROD Special Permit**

*Highlights of Discussion:*

Ms. Loughnane stated that library contractor; TNT is scheduled to demolish the old library and one of the conditions of the USROD Special Permit for the Colburn School required that "...protective 2 by 4

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wood fencing shall be placed around the trunks of all trees shown on the plans to remain." TNT is planning to use a 6' chain link fence and board members are asked whether this would be acceptable for this purpose, and if so, whether this could be done without a modification of the special permit.

*Board Questions & Comments:*

- A board member requested that the fence is installed at the tree drip line.

*Public Comments:*

None.

*Motion:*

Upon a motion by Mr. Montgomery and seconded by Mr. Olanoff, the board voted unanimously in favor to approve the use of the six foot chain link fence, installed as suggested, without requiring a modification of the Special Permit.

**Continuation of Public Hearing for Revisions to Planning Board Rules and Regulations – Review of Proposed EIDR Rules and Regulations and Subdivision Rules and Regulations**

*Highlights of Discussion:*

Ms. Loughnane informed the board that she met with Mr. Olanoff to discuss his recommended revisions to the proposed Rules and Regulations and these edits will be incorporated into the draft, which will be re-distributed to all Board members for comments.

*Board Questions & Comments:*

- Mr. Olanoff said that some of the changes were substantive while most others were wording, formatting, and grammatical in nature.

*Public Comments:*

None.

*Motion:*

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

**Next Meetings:**

Tuesday, October 30<sup>th</sup> at 6:30 p.m., Champagne Meeting Room, 50 Carby Street.

Monday, November 5<sup>th</sup> at 6:30 p.m., Islington Community Center, Washington Street.

**Adjournment**

*Upon a motion by Mr. Montgomery and seconded by Mr. Pfaff the board voted unanimously in favor to adjourn the meeting at approximately 9:50 p.m.*

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**List of Documents, Materials and Exhibits**

OSRD – 2<sup>nd</sup> Modification of Powissett Estates and Morgan Farm Estates Environmental Benefits, Application to Amend Notice of Decision – OSRD/EIDR, dated March 16, 2012, Submitted by Wall Street Development, October 22, 2012

Letter to Planning Board from Site Design Professionals, LLC, dated October 18, 2012 RE: Engineering Peer Review – Morgan Farm Estates & Powissett Estates, Westwood

Letter from Hale Reservation to the Planning Board, October 11, 2012.

Greater Boston Musculoskeletal Center – 40 Allied Drive – Exterior Elevations, Exterior Elevations A202 and Layout & Materials Plan C-2

Assignment of Security – Performance Secured by Tri-Partite Agreement

Copy of Memo to Chris Gallagher from Philip F. Paradis, Jr. PE, dated 10-19-12, RE: Construction Estimate