

**Westwood Planning Board
Meeting Minutes
November 5, 2012
6:30 PM**

Islington Community Center

(This meeting was videotaped and is available at www.westcat.tv)

Attendance & Call to Order:

The meeting was called to order at 6:35 p.m. by Ch. Jack Wiggin.

Present: Planning Board members Jack Wiggin, Steve Olanoff, Steve Rafsky, Bruce Montgomery and Chris Pfaff; Town Planner Nora Loughnane; Special Counsel Daniel Bailey; 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 Traffic and Transportation Issues

Ch. Wiggin welcomed the proponent's team: John Twohig from Goulston & Storrs, Paul Cincotta from N.E. Development; Ray Murphy from Eastern Development and Westwood's Peer Review Consultants from Beta Engineering.

Mr. Twohig gave a brief introduction about the traffic presentation in which he stressed that it is still in the preliminary stages and the town's peer consultant comments will be accepted and incorporated into a final traffic study, which will be available on approximately November 30th.

Traffic engineer Jeffrey Dirk of Vanasse & Associates, Inc. was present to begin the discussion on the preliminary traffic assessment.

Highlights of Presentation:

The preliminary assessment focuses on the following specific areas as they relate to the project:

- i. Trip generation calculations and methodology
- ii. Trip generation patterns
- iii. Evaluation of planned improvements that are to be completed along University Avenue, University Avenue/Blue Hill Interchange, and at the University Avenue/Canton/Dedham Intersection to support the build-out of the project.

This preliminary assessment has been reviewed and conceptually approved by MassDOT with regard to methodology used to establish traffic characteristics and the anticipated trip distribution pattern and is being evaluated with regard to the assessment of the planned infrastructure improvements along University Avenue and the intersections with Blue Hill Drive, Canton Street and Dedham Street.

The University Station project will consist of the following components:

- Supermarket
- Retail and Restaurants space
- Office space
- Hotel
- Residential Units

Many factors influence the total generated trips;

- Project Trip Generation - transit mode share; internal trips; pass-by trips; and diverted linked trips
- Trip Distribution
- Project Operations Analysis

Mr. Dirk said that this information will be refined and will include analysis of additional roadways and multiple intersections located outside the University Avenue corridor and will incorporate comments of the town's peer review consultants.

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<http://www.townhall.westwood.ma.us/index.cfm/pid/29275/stCode/live/preview/yes/cdid/29277>

Comments from Beta Engineering – PRC, Kien Ho

Mr. Ho said that the preliminary traffic impact assessment has been reviewed by Beta Engineering and the team has identified five critical components related to trip generation that need to be carefully studied, as this process of reviewing the nearly thirty intersections will be a complex one.

1. Study Area needs to be accurately identified.
2. Data Collection must be adequate – day and time of day
3. Traffic Analysis: trip generation, trip distribution and gravity model
4. Traffic Analysis Results: review level of service at intersections with regard to rating A-F, delay, cueing, adequate storage
5. Results with determination mitigation or traffic calming needs.

Mr. Ho said he looks forward to receiving the full study in accordance with industry, state and local standards.

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Public Comments:

The following is a list of residents who asked questions or commented on the presentation by Vanasse & Associates.

- J. Craine – Blue Hill Drive
- G. Yessaillian – Adams Street
- R. Cimeno – Weatherbee Drive
- C. Elliot – Everett Street
- K. Dandrade - TEC Traffic Engineers
- S. Bates – Shields Packaging
- J. Harding – Forbes Road
- P. Dierker – Canton Street
- J. Morgan – Weatherbee Drive
- P. Sullivan – Spellman Road
- P. Peckinpaugh – Whitewood Road
- J. Fox – Whitewood Road
- B. Montalto – Whitewood Road
- D. Wagner – Canton Terrace

The public comments were focused on the following:

- Why is there such an aggressive timeline to review this project?
- What are the details of this process and where can residents find more information on the project?
- Will there be an opportunity for the neighborhood residents to provide input into this process?
- What mitigation will be planned for Forbes, Everett and Canton Streets?
- Why doesn't the traffic report address other intersections?
- What are the peak travel times used in developing this traffic analysis?
- How will the project-related traffic impacts be addressed in conjunction with the Department of Transportation & MA Highway's current roadway improvements?
- When will a more comprehensive traffic report be ready for the residents to review?
- Will there be noise mitigation for the abutting neighborhoods?

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- Will there be pedestrian access from the Whitewood Road neighborhood into the project?
- Is a new public safety building planned for University Station?
- Will there be a discussion about traffic related to the proposed housing units for the project?
- Will future phases of this development be subject to town meeting approval?
- When will the Planning Board have another meeting to discuss traffic?

Proponent Responses

- The proponent's team responded to most questions asked by the public in general terms and promised to incorporate the comments that were received tonight, and the report provided by the town's peer review consultant Beta Engineering, into its final traffic report.

Board Comments:

- A comprehensive traffic report will be expected from the proponent in late November and the Planning Board stressed that it will not rush to make any recommendations to town meeting regarding traffic and all aspects of this project without careful consideration of the needs of impacts on the entire community.
- The Planning Board, Board of Selectmen and Finance Commission will each hold public hearings and meetings related to the review the University Station project bylaw and plans, prior to presentation to town meeting, as a warrant article with recommendations.
- Adequate time will be required for the peer review consultants to provide a comprehensive review and to exchange feedback on all components of the University Station project, without any shortcuts.
- At the end of each Planning Board meeting the board has been and will continue to announce the dates of its next University Station work session and the anticipated subject of that session.
- At times the board is waiting for peer review comments on different project components in response to reports provided by the proponent and generating responses to these reports to be covered at a future meeting. The Planning Department staff will post the topic of each University Station work session ahead of the Planning Board's next meeting with the town clerk and on the town's website.
- The timelines for future meetings will be further set as outstanding issues remain.
- All comments made tonight will be factored into further discussion with the Planning Board, peer review consultants and the proponent's representatives.
- All residents can stay involved in the University Station review process and upcoming meetings and all submitted information via the town's website.

<http://www.townhall.westwood.ma.us/index.cfm/page/University-Station-Meetings/pid/29013>

Motion/Action Taken:

None needed.

Next Meeting:

Tuesday, November 13th at 6:30 p.m., in the Champagne Meeting Room at 50 Carby Street.

Adjournment

Upon a motion by Mr. Montgomery and seconded by Mr. Rafsky the board voted unanimously in favor to adjourn the meeting at approximately 8:40 p.m.

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List of Documents, Materials and Exhibits

Memo to Westwood Marketplace Holdings from N. Doherty (TetraTech) and J. Dirk (Vanasse & Associates) dated 10-2-12, re: University Station Preliminary Traffic Impact Assessment

Memo to N. Loughnane from K. Ho & G. Lucas of Beta Engineering re: review of Preliminary Traffic Impact Assessment for University Station

Memo to J. Wiggin from K. Dandrade, PE from TEC, dated 11-05-12, re: Preliminary Review of University Station Traffic Impacts – Cornerstone Corp. – 400 Blue Hill Drive

All University Station reports are available on the town's website at

<http://www.townhall.westwood.ma.us/index.cfm/page/Univesity-Station/pid/28367>