

Westwood Planning Board
Meeting Minutes
December 11, 2012
6:30 PM
50 Carby Street

Attendance & Call to Order:

The meeting was called to order at 6:50 p.m. by Ch. Jack Wiggin.

Present: Planning Board members Jack Wiggin, Steve Olanoff, Steve Rafsky, and Chris Pfaff. Bruce Montgomery was absent. Also present, Town Planner Nora Loughnane; Special Counsels Daniel Bailey and Gareth Ormond; and Planning & Land Use Specialist Janice Barba, who recorded the minutes.

University Station Proposal – Design Refinement Work Session and Status Report on Proposed Zoning Bylaw – Focus on Project Review Schedule & Timing

Ch. Wiggin welcomed the proponent's team: John Twohig from Goulston & Storrs, Paul Cincotta from N.E. Development, and Ray Murphy from Eastern Development. Also present, Town Peer Review Consultant Merrick Turner from Beta Engineering, members of the Finance and Warrant Commission and Selectman Nancy Hyde.

Ch. Wiggin informed that a collaborative decision has been made by the Planning Board, town staff, peer review consultants, proponents and the town administration that a February 28th special town meeting is not attainable. The public will be informed as soon as an alternative date has been determined.

Highlights of Proposed Zoning Bylaw Presentation by Mr. Bailey:

- Mr. Bailey and Mr. Osmond have made significant progress on the language of the zoning bylaw, incorporating the planning board's comments thus far.
- Overview of Bylaw Procedures – Zoning Bylaw & Master Development Plan (MDP) will be approved at town meeting
Core Development Area (CDA) – approved at town meeting
Later Phases of MDP will require Project Development Review to ensure conformance with the MDP; impact review and design review.
- Planning Board has authority to Condition Project Development Review Approval, impacting future phases.
- Minor Modifications of the MDP can be approved by Planning Board
- Major Changes to the MDP may require Special Permit or Town Meeting Action.
- Proposed Allowed & Special Permit Uses
Principal Uses Allowed by Right; Principal Uses Requiring a Special Permit from the Planning Board; Accessory Uses Allowed by Right; and Accessory Uses Allowed by Special Permit. *Mr. Bailey gave a brief description of the uses under each category.*

Board Questions & Comments:

- Board members discussed the desire to see all details in Core Development Area in advance of town meeting.
- If CDA is not ready for town meeting, what will happen? (3 possibilities: minor modification, major changes would require to return to town meeting, or it could be done by special permit.) Board members agreed that the best circumstance would be for the CDA to be ready for town meeting.
- Would Project Development Review be done at town meeting? (no)
- When would Project Development Review be done for future phases of development?

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(Future rules and regulations will put procedures in place for this review.)

- More flexibility has been built in for retail plan components and less so for residential components.
- Maximum height of buildings – the proposed structures are in conformance now and any changes will be examined by the Planning Board.
- Indoor or outdoor entertainment? Outdoor entertainment located near a residential area is a concern. (The Board of Selectmen regulates entertainment licenses.)
- A board member suggested removing “specialized” from the Principal Uses Requiring a Special Permit (specialized motor vehicle salesroom...”), because it is not defined.
- Structured parking is going to have a material impact on traffic.
- A board member commented that he thinks there is a need for a public safety facility on site and that it should be part of this project.
- Restaurants on University Avenue are on the opposite site of the retail areas. He suggested that this not a pedestrian friendly concept. (Mr. Twohig said there will be more restaurants in the core village area.)

A copy of Mr. Bailey's handout can be found here:

<http://www.townhall.westwood.ma.us/index.cfm/pk/download/pid/28368/id/29860>

Public Comments:

- D. Cronin, 45 Lyons Drive –when is the next meeting which will address traffic impacts? (The draft report is under review by the town's peer review consultants and an updated traffic impact report and the next public meeting is expected to be scheduled in the third week in January.) He doesn't want the planning board to finalize any plans before town meeting. He doesn't want the planning board to decide anything about entertainment and to leave it to the Board of Selectmen. Wants the developer to meet with the residents to discuss traffic impacts. (Ch. Wiggin said that traffic will be discussed at great length in a public forum.) Mr. Cronin said that no traffic should be allowed on Canton Street.
- R. Malouf, 197 Whitewood Road – restaurants will not be attractive to the neighborhood. Would drug abuse treatment centers allowed at University Station? (no) He also thinks that parking garages should be by special permit.
- D. Blessing, 54 Whitney Avenue – Why are single family homes allowed in the commercial district of Canton Street? (This is still under consideration.) Why are some accessory uses being considered principal?
- M. LeBlanc, Chickadee Lane – How will a restaurant with entertainment, such as Hooters, be allowed? (Mr. Bailey said the Board of Selectmen would regulate the liquor licensing. He suggested a cap on square footage of the restaurant.) Could a facility with entertainment be allowed without a liquor license? (Yes.)
- B. Delisle, Finance & Warrant Commission – how specific will the areas outside the Core Development Area be? (Mr. Bailey said that the planning board will have a Project Development Review of those areas but much of that information will be included in the development agreement.) When will the development agreement be available for review?

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Ch. Wiggin informed the public that the official public hearing on the proposed zoning amendments for University Station as well as other amendments is scheduled for next Tuesday, December 18, 2012.

Motion/Action Taken:
None needed.

Scheduling Discussion

Ms. Loughnane identified the upcoming meetings of the Planning Board and the topics expected to be discussed. Please see this link to view this document.

[University Station – Project Review Timeline – 12-11-12 DRAFT](#)

Other Business:

Discussion about Temporary Signs –

- Mr. Jaillet said that a majority of the Board of Selectmen thinks that the town is very cluttered with temporary signs advertising events both in and out of town. This majority is not in favor of continuing to allow temporary signs advertising non-profit events occurring outside of town, particularly on public property.
- Temporary Special Event Sign definition does not necessarily include an “open house” for a charitable organization and it does not specify whether the event must be in town or out of town.
- The building commissioner has interpreted the bylaw in a way that a non-profit, out of town organization advertising an open house placed on private property is not allowed.
- The Planning Board must amend the bylaw to either allow out of town temporary signs or disallow temporary signs for out of town events, on public property.
- Some board members suggested that the resident who brought this to the forefront should consider a petition town meeting for this change.
- Ms. Loughnane said that the Board of Selectmen is considering a request to the Planning Board to disallow temporary signs advertising out of town events.
- Ms. Loughnane suggested drafting two versions of an amendment allowing
- Mr. Jaillet suggested an definition of “open house”

Discussion about amendments to Section 9.4 - Wireless Communication Overlay District (WCOD)

- The board received a revised draft of the WCOD.
- One district proposed instead of previously proposed distinct districts WCOD 1 & 2 and keeps the previously proposed amendments from 2012.

Medical Marijuana Dispensaries

- Options: prohibit; treat use as a retail use; treat use as an adult use.

Next Meeting:

Tuesday, December 18th at 7:30 p.m., Champagne Meeting Room, 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 9:05 p.m.

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List of Documents, Materials and Exhibits

REVISED DRAFT (12-11-12) Wireless Communication Overlay District