

**Westwood Planning Board
Meeting Minutes
January 25, 2011
Champagne Meeting Room
7:30 PM**

Board members present: Ch. S. Rafsky, J. Wiggin, S. Olanoff, B. Montgomery & C. Chafetz.

Staff present: N. Loughnane, Town Planner, G. Garber, CD Director. Minutes were recorded by J. Barba.

Ch. Rafsky called the meeting to order at approximately 7:35 p.m.

Pre-Application Conference for Proposed Parking Lot at 1255 High Street

Ch. Rafsky welcomed Mr. and Mrs. Duncan McFarland and engineer Regan Harrold from Beals & Thomas, Inc. Ms. Harrold greeted the board and informed that also present tonight were Nancy Dempzee from the Westwood Land Trust, Eric Arnold from Hale Reservation and Kevin Becker representing the neighbors of 1255 High Street.

Ms. Harrold gave a presentation summarizing the project which is construction of a new crushed stone parking lot for approximately 15 vehicles, located in a Single Residence C Zoning District. She said the property is in the process of being placed under a Conservation Restriction (CR) and upon completion of that process the land will be transferred to Hale reservation and the CR will be held by Westwood Land Trust. Ms. Harrold said the property's trails will provide a link to Hale Reservation via an easement across the Perry property to the north.

Ms. Harrold provided additional details about the parking lot stating that it will be constructed in the approximate location of the former single family residence and existing driveway and will utilize the existing driveway curb cut and will be surrounded by a low guardrail. A bench, bike rack, trash and recycling receptacles and an informational kiosk will be at the gateway to the trail system. A water quality swale is proposed on the west side of the parking lot to treat runoff.

Ms. Harrold said the applicant is requesting waivers from the following sections of the bylaw: Section 6.1.17.1.2 *Perimeter Planting Areas* (Applicant is proposing low maintenance tree and shrub species.), Section 6.1.17.3 *Landscape Materials* (Applicant is proposing trees with a smaller caliper size.) and a fee waiver for the application fee.

Ch. Rafsky asked board members if they wished to comment or ask any questions.

Ms. Chafetz asked about the length of the existing driveway and stated that she was concerned about site distance. *Ms. Harrold responded that the existing driveway is between 25 and 30' long and said the site distance is adequate for safe vehicular access and egress.*

Mr. Montgomery commented that the screening the neighbors on either side of the property is very important. He asked how deep the water quality swale will be. *Ms. Harrold said the proposed water quality swale will be a 6" depression.*

Mr. Olanoff commented that the privacy of the neighbors to the left of the property should be respected. He asked if the trails will be family friendly. *Ms. Harrold said a "kid's loop" is proposed.* Mr. Olanoff asked for additional information on the proposed guiderail. Ms. Harrold said the guiderail will be pressure-treated wood, rough-sawn post and rails, 8" tall.

Mr. Wiggin commented that he supports the proposed re-vegetation of the wetlands to replace invasive species and is satisfied with the trees proposed for the front of the property.

Ch. Rafsky commented that this new trail system will be a nice amenity for the Town.

Ms. Loughnane suggested a procedural clarification to the applicant regarding a request to reduce screening, as this would require application for a special permit. She recommended that the applicant consider planting small shrubs about 2' high around the perimeter of the parking lot.

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Ch. Rafsky thanked Ms. Harrold, Mr. and Mrs. McFarland for attending tonight and this concluded the discussion.

Continuation of Public Hearing for Consideration of Environmental Impact and Design Review (EIDR) and Earth Material Movement (EMM) Special Permit for Dementia Care Cottages at Fox Hill Village – 10 Longwood Drive

At approximately 7:50 p.m., Ch. Rafsky reopened the public hearing for 10 Longwood Drive.

Don Myers from Norwood Engineering and Tony Amico from Fox Hill Village were present at the meeting. Mr. Myers gave a brief update since the last time he was before the board. He informed that the Board of Appeals approved the request for modification of the existing special permit and the Conservation Commission has issued the order of conditions for the project. He said in accordance with the recommendations made by town engineer Jeff Bina, the plans have been updated to reflect edits requested at the last hearing as well as further detail on the trash and compaction area and relocation of the sewer pump station. In addition, he said that the foundation of each of the cottages have been reduced by 3-4' in order to reduce costs, and will not change anything internally.

Upon a motion by Mr. Montgomery and seconded by Ms. Chafetz the board voted unanimously, five votes in favor to close the public hearing.

Upon a motion by Mr. Montgomery and seconded by Ms. Chafetz the board voted unanimously, five votes in favor to approve the EIDR and EMM Special Permit for the Dementia Care Cottages at Fox Hill Village, 10 Longwood Drive.

Public Hearing for Consideration of Special Permit & Environmental Impact Design Review (EIDR) for Wireless Communication Facility at Temple Beth David – 7 Clapboardtree Street

Ch. Rafsky opened the public hearing at approximately 8:00 p.m. and read the legal notice.

Ricardo Sousa, attorney from Prince Lobel, was present on behalf of the applicant, SBA Towers II. Mr. Sousa gave a presentation to the board summarizing the project which includes a proposed 99'6" flagpole style monopole, containing three T-Mobile Panel antennas at the centerline height of 95'3", which will have the ability to co-locate the facilities of three additional wireless carriers. He said the equipment compound will be surrounded by a 10' high fence, the landscape will be preserved as practicable as possible and only trees and soil necessary to construct the wireless facility will be removed. He said the wireless facility shall be maintained by carriers, once or twice per month and should have very limited impact on traffic patterns. In addition, Mr. Sousa said he has contacted the conservation department regarding a filing of Notice of Intent so as to assure compliance with the Conservation Commission's regulations.

Mr. Sousa reviewed submitted documents which included existing and proposed coverage maps, noise study and a radiation report. Sameer Parakkavetty, Radio Frequency Engineer from MetroPCS discussed the current gap in coverage on Oak Street, Clapboardtree Street and Winter Street. He discussed the height of the proposed monopole relative to the number of carriers that can co-locate on the pole and the 10' vertical separation needed between each.

Mr. Wiggin asked if a lower pole would affect the number of carriers that could be able to co-locate at this location. The engineer said with the height of the trees in the proposed location, the tower

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cannot be any lower in height in order to be effective.

Ch. Rafsky asked if the $\frac{1}{2}$ to $\frac{3}{4}$ mile circular coverage is going to close MetroPCS' gap and how many users are in this coverage area.

Mr. Sousa asked radiation specialist, Don Haes to review his report with the board. Mr. Haes gave a lengthy presentation and his report concluded that this wireless communications facility would comply with all regulatory guidelines for RF exposure and complies with FCC Federal and State Limits.

Ch. Rafsky opened the meeting to public comments.

Resident, 9 Whitney Ave., asked "what financial benefit the town would receive by allowing the antenna on the Temple?"

J. Terzian, 36 Martingale Ln., asked "what other non-profit organizations have a wireless communications facility located on its property?"

M. Parsons, 7 Bridle Path, "is concerned about the impact the antenna will have on home valuations." "Will the applicant be providing any information on this?"

D. Kutzer, 7 Windmill Ln., stated similar comments.

A. Connelly, 315 Pond St., "is concerned about the sound that may be emitted from this facility and its effects on quality of life".

K. Kutzer, 7 Windmill Ln., said "the Temple is not the right location for a wireless communication facility and is concerned about the effect on property values".

K. Barnicle, 29 Sherman's Way, "is concerned about property values". She said she has a petition with 56 signatures of residents stating their opposition to the wireless facility.

Ch. Rafsky thanked the public for its comments and asked the members of the planning board if they wished to comment.

Mr. Montgomery asked if town counsel would be providing an opinion to the board and requested that the applicant provide a report on the effect of wireless communication facilities on real estate property values.

Mr. Wiggin asked for additional information on decreasing the tower's height. He suggested that the board require another balloon test to be scheduled so that abutters who may have missed the first test could witness it.

Ch. Rafsky said he would like an opinion from town counsel on this matter, asked the applicant to consider another location for a tower somewhere else in the Wireless Communication Overlay District, requested additional information on sound effects from the tower, cumulative health effects, and to report on the economic impact on the town.

Upon a motion by Ms. Chafetz and seconded by Mr. Wiggin, the board voted unanimously, five votes in favor to schedule a balloon test for March 20 and to continue the hearing to March 22nd at 7:30 p.m. in the Champagne Meeting room.

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Continuation of Public Hearing for Consideration of Modification of Powissett Estates Definitive Subdivision & Morgan Farm Estates Definitive Subdivision

Ch. Rafsky reopened the public hearing at approximately 9:55 p.m. He welcomed Lou Petrozzi to the meeting and asked him to provide the board an update since the last meeting.

Mr. Petrozzi stated that he has addressed the following issues: (1) catch basin separation on the connector road (2) site distance easement and stated he is doesn't believe a reasonable compromise can be reached on the Morgan Farm Estates plans.

Ch. Rafsky asked the public if it wished to make comments. There were no comments made from the public but the board's engineering consultant, Paul Brodmerkle made the following comments.

Mr. Brodmerkle told the board that the plans before them are not ready for approval, as approximately twelve technical issues remain outstanding and repeatedly have not been resolved by the applicant. Mr. Brodmerkle read excerpts from his letter to the board, which is included with these minutes.

Ch. Rafsky stated that the plans as submitted are not approvable and do not meet the standards of the subdivision rules and regulations.

Upon a motion by Mr. Olanoff and seconded by Mr. Wiggin, the board voted unanimously, five votes in favor, none opposed, to disapprove the second modification of the Definitive Subdivision of Powissett Estates and Definitive Subdivision of Morgan Farm Estates.

Approval of Minutes of Prior Meetings

Board members asked for additional time to consider drafts of the minutes.

Discussion of Proposed Warrant Articles for 2011 Annual Town Meeting

Ms. Loughnane reported to the board that she has submitted six warrant articles to the Finance Commission. The proposed warrant articles, listed in order of priority, are as follows:

- ARTICLE 1 – Open Space Residential Development (OSRD) Bylaw
- ARTICLE 2 – Senior Residential Development (SRD) Bylaw Revisions
- ARTICLE 3 – Mixed Use Overlay District (MUOD) Bylaw Revisions
- ARTICLE 4 – Designation of Two New Scenic Roads
- ARTICLE 5 – Miscellaneous Revisions to the Zoning Bylaw
- ARTICLE 6 – Housekeeping revisions to the Zoning Bylaw

Ms. Loughnane informed the board that the Economic Development Advisory Board will be meeting January 26th to discuss the first draft of a proposed Flexible MUOD article which will be jointly sponsored by the Planning Board, EDAB and Board of Selectmen. Ms. Loughnane said she would forward copies of this draft to planning board members tomorrow.

Upon a motion by Mr. Wiggin and seconded by Mr. Montgomery five members voted unanimously in favor to adjourn the meeting at approximately 9:30 p.m.

The next meeting of the Planning Board is Wednesday, February 9th at 7:30 PM in the Selectmen's Meeting Room.

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List of Documents, Materials and Exhibits

Memo from Linda Shea, Health Director, dated 01/24/11 regarding review of the Application for Wireless Communication Facility Special Permit and EIDR Approval for Proposed Monopole at Temple Beth David, 7 Clapboardtree Street.

Memo from Jeff Bina, Town Engineer, dated 01/24/11 regarding review and comments for Proposed Wireless Communication Facility located at Temple Beth David, 7 Clapboardtree Street.

T Mobile & MetroPCS Documents – “Existing Coverage” & “Proposed Coverage” of 7 Clapboardtree Street.

Photo Renderings from SBA Network Services, Inc. depicting the balloon test for the proposed flag-pole style communications tower.

Letter from Marc Chretien, P.E., Advanced Engineering Group, P.C. stating that the proposed wireless facility is in compliance with Section 6.6 *Noise* of the Westwood Zoning Bylaw, in noise zone C.

Statement from Radio Frequency Engineer, Sameer Parakkavetty for MetroPCS.

Report from Donald Haes, Radiation Safety Specialist, dated 01/19/11 regarding review of the Proposed Wireless Communication Facility located at Temple Beth David, 7 Clapboardtree Street.

Letter from Paul Brodmerkle, Site Design Professionals, LLC, dated 01/25/11 regarding engineering peer review for Morgan Farm Estates and Powissett Estates, Wall St. Development Corp.

Memo to Finance Commission, dated 01/19/11 regarding proposed zoning articles.

Draft - Proposed Flexible Mixed Use Overlay District (FMUOD), dated 01-24-11.