

**Westwood Planning Board
Meeting Minutes
August 16, 2011
Champagne Meeting Room
7:30 P.M.**

Board members present: Ch. S. Rafsky, S. Olanoff, B. Montgomery, C. Chafetz and J. Wiggin
Staff present: J. Barba, Planning & Land Use Specialist, recorded the minutes.

Chairman Rafsky called the meeting to order at 7:34 P.M.

Continuation of Public Hearing for Consideration of Environmental Impact Design Review (EIDR) Application for Ann's Lunch Building – 920 High Street (*This hearing was immediately continued without testimony taken.*)
Ch. Rafsky said the applicant is not prepared to go forward and has asked the board for an immediate continuance.

Upon a motion by Ms. Chafetz and seconded by Mr. Wiggin, the board voted unanimously, in favor to immediately continue the hearing to September 20, 2011 at 7:30 p.m. in the Champagne Meeting Room.

Review & Consideration of Minutes of Prior Meetings

Ms. Barba distributed the following sets of minutes last week for the board's review and consideration this evening:

- December 8, 2010
Upon a motion by Mr. Montgomery and seconded by Ms. Chafetz, the board voted unanimously, in favor to approve the minutes with de minimis changes requested by Mr. Wiggin and Ch. Rafsky, who will forward their edits to Ms. Barba.
- December 14, 2010
Upon a motion by Mr. Montgomery and seconded by Ms. Chafetz, the board voted unanimously, in favor to approve the minutes as written.
- January 11, 2011
Ms. Chafetz asked for clarification on page 2 regarding a question about the consistency of statements made by Mr. Petrozzi regarding access on Little Boot Lane. Ch. Rafsky said initially he had similar questions about this but said the Board's comments on Mr. Petrozzi's statements about access were consistent.

Upon a motion by Mr. Montgomery and seconded by Mr. Wiggin, the board voted unanimously, in favor to approve the minutes with de minimis changes requested by Mr. Wiggin and Ch. Rafsky, who will forward their edits to Ms. Barba.

- January 25, 2011
Mr. Wiggin commented that on Page 3 he did not suggest another balloon test.

Upon a motion by Ms. Chafetz and seconded by Mr. Wiggin, the board voted unanimously, in favor to approve the minutes with de minimis changes requested by Mr. Wiggin.

- February 9, 2011
Upon a motion by Mr. Wiggin and seconded by Ms. Chafetz, the board voted unanimously, in favor to approve the minutes as written.

Pre-application Conference for FMUOD Special Permit – 40 Allied Drive

Peter Zahka the attorney representing the proponent, Greater Boston Muscular Skeletal Center Real Estate Co., LLC greeted the Planning Board. He informed that with him this evening were Steve McCarthy from Shields Healthcare Group, architect Tony Cavalaro, and project engineer Griffin Ryder.

Mr. Zahka explained that the applicant's proposal is a new, outpatient medical services facility at 40 Allied Drive. The subject property is located mostly in the town of Dedham with a small portion located in the town of Westwood. He mentioned a recent meeting of staff members of the towns of Westwood and Dedham including Planning, Conservation, and Building departments in which a procedure for holding simultaneous public hearings was discussed for the review of this application, and agreed that this would be highly beneficial.

**Westwood Planning Board
Meeting Minutes
August 16, 2011
Champagne Meeting Room
7:30 P.M.**

Griffin Ryder, civil engineer for VHB, Inc. presented plans depicting the existing conditions of the site and plans showing the new proposal. He said the existing building is a one-story with approximately 37,000 sq. ft. of space with access off Allied Drive in Dedham with a parking located in the front. New construction of a two-story building with 33,000 sq. ft. on each floor is planned. The entrance drive will be moved slightly off to the left and the front of the building will be set back to ease the flow of the site for vehicles and public safety access. He said that the site as a whole will meet the parking requirements for the town of Westwood, although the majority of parking will be located on the Dedham side of the property, meeting the town of Dedham's requirements. Mr. Ryder said the setback is located in Dedham and the dimensional criteria will be met for the town of Dedham.

Steve McCarthy, Shields Healthcare Group discussed the proposed use and occupancy of the building including medical office space, diagnostic services, physical therapy and a surgical component.

Ch. Rafsky asked if this facility will be associated with a major hospital.

Mr. McCarthy said that discussions are ongoing with several investors and various tenants of similar businesses.

Mr. Olanoff asked if there would be one or more tenant.

Mr. McCarthy said there will be multiple tenants.

Mr. Zahka said that Shields Healthcare Group expects to have the building occupied when it is built, with multiple commitments from several tenants, prior to its completion. He said the highest standards and requirements will be satisfied for both communities. He said as far as dimensional requirements, there is no access in Westwood, but actually through the town of Dedham. Under the FMUOD, the planning board can establish the dimensional requirements for the project as a whole.

Ms. Chafetz asked what the previous tenants have been at 40 Allied Drive.

Mr. McCarthy said Teledyne and Harvard Pilgrim had both been located at the site previously.

Ms. Chafetz asked if the owner's tenancy in the building will be a medical use or a real estate use.

Mr. McCarthy said the Shields Healthcare Group will occupy the building as a medical use and the name Greater Boston Muscular Skeletal Center Real Estate Co., LLC is used to for ownership purposes only.

Mr. Olanoff commented that he did not realize that the district is in a highway business district. He said this section of the bylaw should have been worded as the industrial highway business district.

Mr. Zahka said that under the new FMUOD bylaw those issues would be resolved and the Westwood Planning Board will be the special permit granting authority. He said the town of Dedham has a very similar bylaw. He said it has been suggested that an initial joint meeting of both town's boards may be held at the Dedham Hilton. He said at the end of the permitting process, separate decisions will be issued by each town. It was suggested that the same peer review consultant, traffic engineer and wetland consultant is shared by both towns.

Mr. Olanoff asked when the application will be filed.

Mr. Zahka said the goal is to file this application in September.

Ch. Rafsky asked Mr. Jaillet if he would like to comment.

Mr. Jaillet commented that he was enthusiastic about having joint meetings of several boards between the towns. He said the town is encouraged by this new business growth and redevelopment will be permitted under the new Flexible Multiple Use Overlay District at this site.

**Westwood Planning Board
Meeting Minutes
August 16, 2011
Champagne Meeting Room
7:30 P.M.**

Ch. Rafsky said he thinks all boards of both towns should be included in the first initial public hearing and encouraged this.

Ms. Chafetz said it would be important that a quorum for each of the boards would be necessary.

Mr. Olanoff said he thinks at a minimum the two town's planning boards should meet.

Upon a motion by Ms. Chafetz and seconded by Mr. Montgomery, the board voted unanimously, in favor to agree to meet in conjunction with other regulatory boards of both the town of Dedham and the town of Westwood for the purpose of reviewing this application.

Ch. Rafsky said regarding the request for the Planning Board waive section 4.1.1, town planner, Ms. Loughnane is waiting for town counsel Thomas McCusker to provide an opinion and advice on this. Ch. Rafsky said the Flexible Multiple Use Overlay District section gives the Planning Board the authority to modify the zoning and a waiver of 4.1.1 would not be necessary.

Mr. Zahka said the zero setbacks would be met, but a waiver of "the lot shall have effective access to the Town of Westwood..." may be necessary.

Board members agreed that they would wait to hear from town council before making a decision on this matter but stated its intention to work with the applicant. They also agreed that it made sense to use the same peer review consultants as well.

Consideration of Minor Modification to EIDR Approval for Westwood Library – 660 High Street – Proposed Revisions to Drainage Plans

Ch. Rafsky said he spoke DPW Director Ms. Quiram about the proposed revisions who answered several questions. In addition she said that Mr. Olanoff was fully briefed on the revisions. He said the board needs to decide if these revisions are considered minor or whether a formal amendment will be necessary.

Mr. Olanoff said there are two points to discuss. The drainage behind the Colburn School will be replaced with a stormceptor. The other change will be to replace the under-performing 12" drain line with a new 12" drain line, instead of the 15" line, due to the small space in which it is located. Mr. Olanoff also stressed that the drainage calculations were based on a 12" drain line, not the 15" line. In addition, he said he spoke with abutter Rob Malster who was satisfied with the proposed revisions.

Ch. Rafsky said, based on his conversation with Ms. Quiram, that Ms. Quiram believes the proposed revisions to the drainage plans are minor.

Upon a motion by Mr. Olanoff and seconded by Ms. Chafetz, the board voted unanimously, in favor to accept the drainage revisions as minor changes with regard to the EIDR approval.

Selection of a Site Consultant & Schedule Site Visit for Reynolds Farm Senior Residential Development - 1561 High Street

Ch. Rafsky asked board members if they reviewed the three cost estimates from Beta Group, Inc., Beals & Thomas and Site Design Professionals. The cost estimates provided are close in price.

Ch. Rafsky said the board should consider the proposal from Beta Group as the Town is now engaged the services of consulting with this engineering firm in the absence of a town engineer.

**Westwood Planning Board
Meeting Minutes
August 16, 2011
Champagne Meeting Room
7:30 P.M.**

Mr. Olanoff said the board should consider using Beals & Thomas because it provided the engineer peer review of the last application submitted by Mr. Musto and he believes this firm is most familiar with the site as far as drainage and traffic. He noted that Beals & Thomas' cost estimate is the lowest of the three firms.

Ch. Rafsky said at the last hearing, Mr. Musto expressed concerns that Beals & Thomas has attempted to redesign the project and felt the fees were excessive.

Mr. Olanoff said he liked the recommendations that Beals & Thomas made during the last review of the project.

Ms. Chafetz said she has worked with Beals & Thomas in the past and said it has a strong and broader planning perspective, although she said she has not worked with Beta Group.

Ch. Rafsky said he can be convinced to use Beals & Thomas.

Mr. Wiggin said the lower price should be considered and commented that he has worked with Beals & Thomas in the past.

Upon a motion by Mr. Olanoff and seconded by Ms. Chafetz, the board voted unanimously, five votes in favor to select Beals & Thomas as the site consultant to review Reynold's Farm Senior Residential Development - 1561 High Street.

In addition, Ms. Chafetz reminded Ch. Rafsky that the town planner recommended that the board schedule a site visit to 1561 High Street.

Board members agreed to meet on Thursday, September 15th at 5:00 p.m.

Other Planning Board Business that may come before the Board

Scenic Road Approval for Emergency Tree Removal – Woodland Road, Thatcher Street, Grove Street

Board members signed the Scenic Road Approval for the emergency tree removal that was voted upon at the July 26th hearing.

Special Permit and Environmental Impact and Design Review (EIDR) for Wireless Communication Facility at Morrison Park – 300 Washington Street

Board members asked for the reference to the balloon test is removed from the decision, as one was not conducted. Mr. Olanoff said he was not happy about the wording related to the trees. Mr. Montgomery said the trees to remain were noted on the plans. Ch. Rafsky asked if the change to the cabling on the equipment shed was shown on the plans. Mr. Montgomery said he saw the changes on the plans.

With these edits, the Planning Board asked Ms. Loughnane to double check that the plans reflect the trees to be remain are noted on the plans. With that the Planning Board signed the WCOD Special Permit for the new Morrison Park wireless facility that was voted upon at the July 26th hearing.

Grant Applications for Sustainable Communities Place Based Grant Program

Ms. Loughnane requested that the Planning Board to consider issuing two letters of support for a Glacier-Everett/Route One Redevelopment Plan grant application and the Pedestrian & Bicycle Plan grant application.

Upon a motion by Mr. Olanoff and seconded by Mr. Montgomery, the board voted unanimously, five votes in favor to sign two letters of support, conditioned upon the review of the grant applications prior to submission.

Upon a motion by Ms. Chafetz and seconded by Mr. Montgomery, the board voted unanimously, five votes in favor to adjourn the meeting at approximately at 9:00 P.M.

The next meeting of the Planning Board is Tuesday, September 20th at 7:30 PM at 50 Carby Street, in the Champagne Meeting Room.

**Westwood Planning Board
Meeting Minutes
August 16, 2011
Champagne Meeting Room
7:30 P.M.**

List of Documents, Materials and Exhibits

Planning Board Decision for Scenic Road Approval for Emergency Tree Removal – Woodland Road, Thatcher Street, Grove Street

Letter from Peter A. Zahka, dated August 8, 2011, to Planning Board re: Greater Boston Musculoskeletal Center Real Estate Company, LLC re: 40 Allied Drive, draft plans and progress print

Letter from HW Moore Associates, Inc., dated August 11, 2011 to Finegold Alexander & Associates, Inc. re: Drain Revision for Westwood Public Library also drainage calculations.

Peer Review Consultant Quotes for Reynold's Farm:

Beta Group, Inc.

Beals & Thomas, Inc.

Site Design Professionals, LLC

Planning Board draft Decision for Special Permit and Environmental Impact and Design Review (EIDR) for Wireless Communication Facility at Morrison Park – 300 Washington Street