

**Westwood Planning Board
Meeting Minutes
October 24, 2011
7:30 PM
Fairbanks Ballroom at the Hilton Boston/Dedham Hotel
25 Allied Drive, Dedham, MA**

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

Staff present: N. Loughnane, Town Planner and J. Barba, Planning & Land Use Specialist, recorded the minutes.

Dedham Planning Board: Robert D. Aldous, John R. Bethoney, James E. O'Brien IV, Michael A. Podolski and Ralph I. Steeves

Dedham Planning Staff: Richard J. McCarthy, Jr., Planning Director and Susan Webster, Administrative Assistant

Public Hearing for Consideration of Flexible Multiple Use Overlay District (FMUOD) Special Permit and Consolidated Approvals, including but not limited to, Major Business Development (MBD) Special Permit, Earth Material Movement (EMM) Special Permit, and Environmental Impact and Design Review (EIDR) Approval - 40 Allied Drive, Dedham and Circumferential Highway/Route 128, Westwood

John Bethoney Vice Chairman of the Dedham Planning Board called his meeting to order at 7:33 P.M. & welcomed the Westwood Planning Board, Westwood Conservation Commission and Dedham Conservation staff.

Mr. Bethoney introduced the members of his board and Mike Jaillet as the facilitator of the joint board meeting.

Mr. Jaillet said it was his pleasure to facilitate this joint meeting in which a both Westwood and Dedham's Planning Boards and the Westwood Conservation Commission will begin the public hearing for the project proposed at 40 Allied Drive. He then introduced Steve Rafsky, as Chairman of the Westwood Planning Board.

Ch. Rafsky thanked Mr. Jaillet and said he was happy to be participating in this joint public hearing session and said this is a good process. He introduced the members of the Westwood Planning Board and the Westwood Planning Staff.

Joe Previtera Chairman of the Westwood Conservation Commission introduced his members: Leo Crowe, Michael Terry, John Masterson, David Woodworth and agent Karon Skinner Catrone.

Mr. Jaillet explained the format for the meeting:

- Opening of Dedham Planning Board Hearing
- Opening of Westwood Planning Board Hearing
- Opening of Conservation Commission Hearing
- Applicant's Presentation
- Questions and Comments from Board members, Peer Review Consultant Steve Findlen, McMahon Associates and the General Public
- Continuation of Dedham Planning Board Meeting
- Continuation of Westwood Planning Board Meeting
- Continuation of Westwood Conservation Commission Meeting

Mr. Bethoney introduced Dedham staff members: Planning Director Richard J. McCarthy, Susan Webster, Administrative Assistant and Cindy O'Connell, Conservation Agent.

Ch. Aldous, Dedham Planning Board opened the public hearing upon a unanimous vote of the board and read the legal notice of public hearing.

Ch. Rafsky, Westwood Planning Board opened the public hearing at 7:38 P.M. and read the legal notice of public hearing.

Ch. Previtera, Westwood Conservation Commission opened the public hearing at 7:40 P.M. and read the legal notice of public hearing.

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Peter Zahka, Attorney for the Applicant, Greater Boston Musculoskeletal Center Real Estate Co., LLC began the presentation. (A copy of this presentation is included with these minutes.) Mr. Zahka first introduced the development team:

- Shields Health Care – Stephen McCarthy
- VHB, Inc. - Chris Lovett -Principal/Senior Project Manager, Griffin Ryder –Site / Civil Engineering; Vinod Kalikiri, P.E., PTOE –Traffic Engineer and Meghan Fulham –Wetland Specialist
- Steffian Bradley Architects - Bob Humenn-Principal
- Connery Associates – John Connery, Fiscal Impact Advisor (Not present.)

Mr. Zahka thanked the staff and boards from both towns for facilitating at least one joint public hearing and also thanked both town planners for coordination of all staff and department heads for the two meetings held prior to tonight's hearing.

Mr. Zahka began with the Project Description:

- Demolish existing 34,000 square foot building
- Construct new 66,000 square foot state of the art health care facility
- Health care facility will provide services that include, outpatient surgery, physical therapy, diagnostic services, medical offices, general office & café

Mr. Zahka reviewed the dates the applications were filed, public hearings advertisements and Notice of Intent filing. In addition he reviewed the dates of all pre-hearing meetings that took place since August. He identified the Special Permits/Process and Procedure in Dedham as a PC Development Special Permit and in Westwood a FMUOD Special Permit.

Griffin Ryder –Site/Civil Engineer from VHB, Inc. gave the next part of the presentation which included a site aerial photo, photo of street view of existing conditions, plan of existing conditions, zoning plan, utilities plan and drainage plan.

Bob Humenn - Steffian Bradley Architects presented site and floor plans, drawings of eyelevel and birds' eye perspectives, exterior elevations and site lighting plan.

Vinod Kalikiri, P.E., PTOE –Traffic Engineer presented a traffic analysis summary, Hourly Traffic Flow on Allied Drive, Hourly Traffic Flow as Percentage of Daily Traffic Prior Office Use vs. Medical Use, Trip Generation Comparison, Aerial View of Vehicle Trip Distribution, Peak Hour Trip Increase on Area Roadways and Transportation Demand Management. He explained that his analysis incorporates detailed data received from the proponent relative to their operations and demographics. Mr. Kalikiri said the traffic impacts will be minimal.

Griffin Ryder –Site/Civil Engineer from VHB, Inc. discussed the Illustrative Site Plan with a landscape planting schedule. He said the internal islands will be tree lined with seventy new trees. There will be a new bio-retention planting area for stormwater management and multiple bushes and shrub plantings.

Mr. Zahka discussed the Fiscal Impacts for the Town of Dedham and The Town of Westwood. He identified increases in property taxes for each community and the net fiscal benefits will be positive and sustainable for the long term. In addition he said the proposal will generate both short term and long term employment opportunities.

At this point in the meeting Mr. Jaillet said each town's planning board and then Westwood Conservation Commission would have the opportunity to comment and ask questions of the Applicant.

Dedham Planning Board Questions & Comments:

1. *A board member asked the proponent if the Dedham Zoning Bylaws were followed in the determination of the number of parking spaces planned for the site. The proponent responded and said the parking spaces were*

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determined in accordance with the Dedham bylaws, which require 252 parking spaces and the project plans show 253 parking spaces.

2. *A board member asked if there will be special provisions for medical waste. The proponent said the disposal of all waste will comply with the regulations of both the Dedham and Westwood Board of Health Departments. Mr. Shields added the comment that medical waste is stored inside of the building and is removed from the site by a subcontractor.*
3. *A board member commented about the traffic congestion currently existing at the rotary and expressed concern about traffic leaving Allied Drive and the length of time it could take to do so. The Applicant's traffic engineer said he has analyzed this intersection and volume of traffic and explained that about 40 more cars will get off the rotary in the morning rush hour and 35 additional cars will enter in the evening rush hour.*
4. *A board member commented that there are many bushes located at the corner of the parking lot and is concerned about sight distance.*
5. *A board member asked if there is any proposed off-site mitigation planned to deal with traffic impacts.*
6. *A board member asked if the benefits of the project outweigh the negative impacts to the town. He asked for a side by side comparison to be done by the applicant.*
7. *The other board members echoed comments about increased traffic impacts. (Mr. Zahka said more detailed traffic data will be provided at the next meeting and asked that the Board's peer review consultant to comment on the methodology of the traffic study.)*
8. *A board member asked how long the building at 40 Allied Drive has been vacant. (Mr. Shields said there has not been a tenant at the site for two years.)*
9. *A board member commented that because 40 Allied Drive has no existing use, causing zero traffic then the study is not valid.*
10. *A board member asked how the Applicant found out about 40 Allied Drive being for sale. (Mr. Shields responded that he found this property through a commercial real estate broker.)*

Westwood Planning Board Questions & Comments:

1. **Ch. Rafsky said the Westwood Planning board is encouraged that after ten years of its own study of this property it is now being redeveloped.**
2. **Ch. Rafsky agreed with Dedham Planning Board comments about the traffic data related to the existing conditions at 40 Allied Drive as the traffic impacts will be new.**
3. **Ch. Rafsky commented that traffic should be addressed with both the towns in mind as both towns are impacted very equally and both towns have an equal interest in the traffic impacts.**
4. **Ch. Rafsky thanked the Applicant for the professional presentation.**
5. **Ch. Rafsky asked the Applicant what it may be considering as waiver requests under Westwood's Flexible Mixed Use Overlay District (FMUOD) Bylaw. (Mr. Zahka responded that the flexibility provided under this bylaw has been used as a guideline or recommendation by the Westwood Planning Board. He said the zoning requirements will be met in both towns and the project plans have considered the site as a whole.)**
6. **Mr. Olanoff commented:**
 - a. **Commended the Applicant on the landscaping plans as having more than adequate vegetation throughout the islands in the parking lot.**
 - b. **The pedestrian access from the railroad station or from the parking lot to the front door is lacking and suggested that the Dedham Planning Board address this.**
 - c. **Asked the Applicant to identify the location of proposed bicycle racks on the plans and suggested that the bicycle racks are located near the front door and suggested that the Dedham Planning Board address this item.**
 - d. **Suggested that both the Westwood and Dedham Planning Boards require the Applicant to join the Neponset Valley TMA.**
 - e. **Expressed concerns about the proposed sign for the building and said he did not want a freestanding sign seen from Route 128.**
7. **Mr. Wiggin commented about possibility of traffic backing up in the roadway as a result of cars backing up from the parking spaces located perpendicular to the entrance drive. He asked VHB staff to**

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comment on this. (Mr. Shields responded that these parking spaces are proposed to be utilized by staff members.) Mr. Wiggin reiterated this concern.

8. Mr. Montgomery commented on the professionalism of the presentation and reiterated concerns about traffic impacts and suggested proposed mitigation. He said this is an interesting and positive project. Lastly, Mr. Montgomery commented on a correction to the fiscal bullet points "an increase to 220% not by 220%".
9. Ms. Chafetz commented on the professionalism of the presentation. She commented on the volume of traffic backing onto East Street and about the number of accidents reported over the years. She said she thinks the proposed medical use at this site will not cause as much of a dramatic peak in traffic as an office use would. Lastly, Ms. Chafetz suggested the addition of new directional signage, with State approval, to help navigate this difficult rotary, which may be especially helpful for patients driving to the site for the first time.
10. Ch. Rafsky said the Westwood Planning Board will be having a site visit tomorrow morning at 7:30 a.m.
11. Ch. Rafsky asked if the Applicant had any issues with the letter submitted by the Westwood Health Director on compliance with Board of Health regulations and licensing requirements. (The Applicant responded that he does not have any concerns and commented that he appreciated Westwood's Health Director's comments that she will work together with the Town of Dedham and the Applicant on all Board of Health matters.)

At this point, Mr. Jaillet asked Westwood Conservation Commission Chairman Joe Previtera to provide its comments and questions to the Applicant.

Mr. Previtera echoed the sentiments of the other boards on the professional presentation and said the environmental work submitted with the application is exceptionally well done.

Comments of the Commission included the following:

- A board member asked that the existing patio on site be removed without the use of machinery.
- A board member asked about the distance from the wetland area to the parking spaces.
- A board member asked where the water flows from off site.
- A board member requested a graphical representation of the site with more detail on the recharge area of the site.
- A board member asked if there are any openings on the site and asked if the State has any plans to work on this drainage pipe.
- A board member asked if a DEP number has been received yet.
- A board member said the #3 in the Stormwater requirements, de-mudding, final boring reports and the subsurface detention system can be further discussed at the Commission's next hearing.

Comments of the Peer Review Consultant Steve Findlen, McMahon Associates:

- Is there a similar facility nearby that could be visited? (Applicant responded that Shields does not have a similar facility.)
- Asked the Applicant to provide further explanation on percentages of traffic drawn from the site. (Applicant responded that additional graphics will be provided on traffic analysis.)

Comments of the General Public:

- There were no comments from the general public.

Final Comments:

- Mr. Wiggin asked the Applicant if he was aware of any plans by the State. (The traffic engineer responded that the Department of Transportation does not have any long term plans for this location.)

This concluded the question and comment period.

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Upon a motion by Mr. Olanoff and seconded by Mr. Montgomery, the board voted unanimously in favor to continue the public hearing to November 21, 2011 at 7:30 p.m. at the Dedham Hilton.

Upon a motion by Mr. Wiggin and seconded by Mr. Olanoff, the board voted unanimously in favor to adjourn the meeting at approximately 9:55 P.M.

The next meeting of the Planning Board is Tuesday, October 2, 2011 at 7:30 PM in the Champagne Meeting Room.

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List of Documents, Materials and Exhibits

Final Allied Drive Power Point Presentation by Peter Zahka, dated October 24, 2011

Memo to Nora Loughnane, Town Planner from Linda Shea Health Director, dated October 21, 2011 with review comments on Application for 40 Allied Drive.