

Town of Westwood Planning Board
Meeting Minutes
March 31, 2009
7:30 PM

Board Members Present: Chairman Robert Malster, Steve Olanoff, Robert Moore, Bruce Montgomery and Henry Gale.

Staff Members Present: Nora Loughnane, Town Planner; John Bertorelli, Town Engineer and Glenn Garber, Westwood Station Planning Manager. Minutes were recorded by Janice Barba, Land Use Assistant.

Chairman Malster opened the meeting at approximately 7:40 p.m.

Consideration of Proposed Roadway Matters Warrant Article Affecting Canton Street and Westwood Station Boulevard for Report on Layout and Discontinuance of Town Ways Pursuant to MGL Chapter 41, Section 81I

Gareth Orsmond, Esq., of Rackemann, Sawyer & Brewster, and Chris McKeown, Westwood Station Project Manager were at the meeting to present the Board of Selectmen's warrant article for the annual town meeting, regarding proposed layouts and discontinuances in connection with the Westwood Station Project. Attorney Orsmond presented a plan of the intersection of Westwood Station Boulevard and Canton Street. He identified the following land takings associated with the road alterations: Kiesel Taking, Westwood Station Boulevard Row, Colony Highway easement and Lot 24 Highway easement.

The Board discussed the land taking, the transfer of the parcels to the Norfolk County Commissioners, and the impacts on the subdivision amendment. Ms. Loughnane said the Planning Board would have 45 days to report its comments on the proposed article to the Board of Selectmen under MGL Chapter 41, Section 81I. Mr. Malster noted that the Board may forward comments or let this time expire without commenting. He noted that no formal vote of the Board is required. Mr. Olanoff had several comments about signalization, locations of driveways and sidewalks. Ch. Malster assured Mr. Olanoff that the engineering office is managing this work.

Discussion of Billboards - Boston Globe Article – Steve Olanoff

There was a discussion about the recent news that the MBTA will auction off space for 60 new billboards along highways in Eastern Massachusetts, in order to raise money. The location of interest to the Board is the proposed billboard for the route 128 MBTA garage. The size of the proposed billboard is 48'x14'. Questions were raised about the town's control over the billboard placement. Mr. McKeown responded that the town cannot legally challenge the placement of the billboard and that the State can do what they want on their own rights of way. Mr. Garber added that case law has shown that the Supreme Judicial Court has upheld the State's rights. Mr. McKeown said there would be a public hearing on the MBTA proposal on April 9th. He said that he and Mike Jaillet would be attending, along with representatives from the Town of Dedham and Cabot, Cabot & Forbes, to oppose the billboard plans.

Consideration of Proposed ANR – 7 Alcott Lane and 158 Washington Street

Ms. Loughnane informed the Board that Norwood Engineering Company had submitted a draft copy of a proposed ANR plan and that Don Meyers had asked that the Planning Board review it prior to formal submission. She explained that the purpose of the plan is to divide the 16,033 sf lot at 7 Alcott Street into two parcels, LC Lots 5 and 6. LC Lot 5 containing the dwelling would remain a conforming lot, with more than 12,000 sf of land and no changes to its frontage. The remaining 4,000 sf parcel, labeled as LC Lot 6, and noted as not being a buildable lot due to insufficient frontage, would be combined with the abutting lot at 158 Washington Street to increase the area of that lot to 12,051 sf., so that this lot would no longer have a non-conforming lot area.

The Board did not express any concerns with the plan and said Norwood Engineering should present the ANR at the next meeting.

Consideration of Proposed Roadway Matters Warrant Article Affecting Autumn Lane and Autumn Drive for Report on Layout and Discontinuance of Town Ways Pursuant to MGL Chapter 41, Section 81I

Mr. Bertorelli told the board that he will be recommending acceptance of Autumn Lane and Autumn Drive at the Board of Selectmen's meeting on April 6, 2009. He said the developer, Mr. Gobbi, has completed extensive repairs to the street in accordance with a punch list generated by the engineering department. Mr. Bertorelli noted that releases of fees are needed from private owners at #129, #139, #193, and #203 Winter Street and #14 Autumn Drive. He said that these releases are necessary before formal acceptance by the Town and added that Mr. Gobbi has committed to obtaining those signoffs. Mr. Olanoff asked about the detention basin and the amount of time it takes to dry out. Mr. Bertorelli replied that the basin was functioning as designed. Also discussed were street lights. Ms. Loughnane noted that a neighbor had expressed some safety concerns regarding the drain outlet. She asked if a grate could be added to alleviate these concerns. Mr. Bertorelli said he didn't think a grate was necessary. Mr. Olanoff concurred.

Approval of Minutes from Prior Meetings

The Board reviewed the minutes from May 7, 2008, July 15, 2008, July 21, 2008, August 4, 2008, August 12, 2008 and October 16, 2008. Upon a motion by Mr. Moore and seconded by Mr. Gale, minutes were approved for May 7, 2008, July 15, 2008, July 21, 2008, August 4, 2008 and October 16, 2008, with all five board members voting in the affirmative. Minutes for August 12, 2008 were approved and voted in favor by Mr. Malster, Mr. Moore and Mr. Olanoff, with Mr. Montgomery and Mr. Gale abstaining, as they were absent from this meeting.

Discussion of Potential Long Range Planning Projects - Glenn Garber

Mr. Garber told the Board that he was in the midst of creating a long-range project list. He provided a handout of the current version of that list. Mr. Garber said the greatest number of projects would involve the Planning Board, while some would involve other boards and committees. He asked the board to review the document, consider any additional items they would like to add, and email feedback to him.

Scheduling of Future Planning Board Meetings

The board scheduled meetings of the Planning Board for Tuesday, May 12, 2009 at 7:30 P.M. and Tuesday, May 26, 2009 at 7:30 P.M.

The next scheduled meeting of the Planning Board is Monday, April 14, 2009 at 7:30 P.M.

The meeting adjourned at approximately 9:10 P.M.