

**Town of Westwood Planning Board
Meeting Minutes
50 Carby Street
February 12, 2008
7:00 PM**

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

Staff Members Present: Diane Beecham, Town Planner; John Bertorelli, Town Engineer; and Peter Alpert, Esq., Ropes & Gray.

Chairman Malster opened the meeting at approximately 7:10 pm.

Public Hearing: Continuation of Public Hearing Environmental Impact & Design Review for Westwood Station Phase 1AA.

Applicant: CFRI/Doherty with Cabot, Cabot & Forbes & Commonfund Realty in collaboration with New England Development.

Address: 22 Marymount Ave., 213 Rosemont Rd., 9 University Ave., 105 Rosemont Rd., 50 Rosemont Rd., 50 Rosemont Rd., 145 University Ave., 165 University Ave., 47 Harvard St., 201 University Ave., 245 University Ave., 35 Harvard St., 730 Canton St., 40-46 Harvard St., & 160 University Ave.

Project: Environmental Impact & Design Review for construction of Phase 1AA of the Westwood Station Area Master Plan.

[A verbatim transcript of this public hearing entitled Westwood Station Subdivision Hearing, Tuesday, February 12, 2008, 7:15 p.m. at 50 Carby Street, Westwood, Massachusetts 02090, Robert C. Malster, Chairman; Steven H. Olanoff, Vice Chairman; Robert E. Moore, Jr., Secretary; Bruce H. Montgomery, Member; Henry W. Gale, Member; Diane Beecham, Town Planner; John Bertorelli, Town Engineer, Pages 1-31, transcribed by G&M Court Reporters, Ltd., 42 Chauncy Street, Suite 1A, Boston, MA 02111-2211 will serve as the official minutes. A copy of this transcript is in the Westwood Station file.]

**Public Hearing
Shared Driveway Special Permit for 303 Grove Street**

Chairman Malster opened the public hearing with the legal notice reading. Present at the hearing were Jeff Richards, landscape architect from Meridian Associates, Inc. and Christopher Noble, counsel representing OPDV Trust. It was stated that the original application for this property included requests for two shared driveways and three scenic roads. At this point a section of the driveway serving lot 118 will be abandoned and proposed is a scenic road is to be used as a shared driveway, splitting left, right and straight toward the main house. Mr. Richards provided a driveway plan, storm water management report, existing conditions and proposed conditions for watershed areas, a plan showing turning exhibits for lots 119 & 120. These materials were submitted to the Engineering Department which provided a review letter to the Board, enclosed with these minutes. Mr. Bertorelli's comments identify non-conformity with the Planning Board Rules

and Regulations for the Use of Shared Driveways including: sidewalk width, turnaround, sidewalk layout, construction details and maintenance and access. A recommendation that the runoff mitigation calculations be modified to include all drives within the confines of lot 119 was also included.

The Board discussed the location of the driveways and the other possible locations. The applicant would like to keep the individual driveways as close to Grove Street as possible to keep the width of impervious surface to the 18'.

Ms. Beecham asked if there were any restrictive covenants in place. A response from the applicant was that there are and that they are similar to those used at Stevens' Farms. She further commented that the applicant stated that the required shared operations /maintenance agreement will take generally the same form/substance as the previously two approved documents. This document language will be incorporated into the decision and conditions.

The fire chief provided Ms. Beecham with an opinion that the shared 18' portion of roadway should not pose any public safety problems. Mr. Noble provided an update on the status of the agreement between the DWWD and the applicant with respect to the extension of the water main on Grove Street and stated that once the lots are conveyed the waterline will be discussed. Although there is a hydrant already located there.

A resident, Ms. Betsy Keohane of 359 Summer Street asked about the builder of the homes and about the sewer lines.

Upon a motion by Henry Gale and seconded by Robert Moore, the Board voted to close the public hearing with time to further deliberate and provide a vote on this decision at the next meeting of the Planning Board.

Zoning Amendments Discussion

The Board received a draft of the revised descriptions of the proposed zoning amendments. (This draft is attached with these minutes.) The proposed articles include the following: 1.) Perimeter Fence Special permit, 2.) Definition of Commercial Vehicle Ms. Beecham informed the Board that this draft has been provided to the Finance Commission. Three changes since the last draft include: 1) the sequencing of the articles was changed to correspond to the Finance Commission's booklet; 2) the change in the wireless communications overlay district was made into a separate article; 3) the draft now prohibits the overnight parking of class 7 and 8 commercial vehicles in Residential Districts rather than allow them by special permit; 4) include an additional housekeeping item that deletes the word "habitable" in the Accessory Apartment provision—the bylaw as currently written includes the word "habitable" in reference to the minimum size of 500 feet but does not reference it for the maximum size of 900 feet. The Building Inspector has had some trouble with applicants trying to make the case that habitable should also apply to the 900 square feet, which would significantly increase the size of the units (habitable does not include such areas as bathrooms, closets, hallways, storage space).

The reviewing other communities' comparable SRD bylaws and their minimum lot sizes is still ongoing.