

**Town of Westwood Planning Board
Meeting Minutes
Location: 580 High Street
February 26, 2008
7:30 PM**

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

Board Members Absent: Henry Gale

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

Chairman Malster opened the meeting at approximately 7:30 p.m.

Public Hearing: Application for Definitive Subdivision Approval (Morgan Farm Estates)

Public Hearing: Application to Amend, Modify or Rescind Definitive Subdivision (Powissett Estates)

Applicant: Wall Street Development

Address: In the vicinity of Dover Road, Woodland Road, Little Boot Lane and Shoestring Lane Street

Project: 11-lot subdivision and modification of existing 8-lot subdivision

Paul Brodmerkle of Site Design Professionals, LLC, and civil engineering consultant reviewing the project for the Planning Board presented. Mr. Brodmerkle reported on the following: general comments, roadway design, roadway infrastructure, and storm-water management system.

- General - 100-year flood plan

If the as-built plan for Powissett Estates is correct, then the result of the analysis is flawed. The actual 100-year flood plan would be higher than the stated 250.9. The open space was analyzed with a 6.7" 100-year storm event, not the 7" storm typically used in this region, which would also understate the resulting flood plain elevation. If the study was adjusted for these factors, the bottom of basin #1 would be flooded from the 100-year storm event.

- Roadway Design – Morgan Farms

The roadway compound curve located at STA 25+16 on Morgan Farm Road could be eliminated by continuing the 350' radius from the pre-existing roadway stub into Lot 9 for a smoother transition. The reverse curve located at STA 23+45 should be separated by a 100' tangent from the curvature to improve the layout geometry. From a design prospective, it would be very desirable to avoid a compound curve followed immediately by a reverse curve.

- The topography on the adjoining property owned by Jeffrey Temkin should be updated to reflect the as-built conditions of the new home and the proposed grading for the side slopes of Morgan Farm Road.
- The proposed retaining wall along the easterly side of Morgan Farm Road

cannot be constructed as proposed without encroaching onto neighboring property owned by Hale Reservation.

An easement would be required from the neighboring property for the original excavation and for future maintenance.

- A guardrail will be required along the travel way parallel to the Detention Basin No. 1 for public safety.
- The profile grade line from STA 18+50 to STA 19+50 was missing from the plans but now has been added.
- Roadway Design – Powissett Estates
A new vertical curve should be fitted to the proposed roadway profile grade line at the end of Shoe String Lane cul-de-sac. The road curb should be relocated beyond the entrance to Morgan Farm road.
Response: A design for a vertical curve on the Shoestring Lane cul-de-sac has been added to the plans.
- Roadway Design – Morgan Farm Estates
The manhole frame and covers shall be a minimum 26 inch diameter on sheet 14 and have been revised to a 26" diameter.
- Catch basins 18, 19, 26 & 27 exceed the 250' minimum spacing from the high point at STA 21+62. Catch basins have been added to the plan.
- The grades for the pipe leaders for catch basins #5 & #6 should be shown as a 1% slope in the profile, to 2%.
- Inert elevations for catch basins #26, #27 at the drain manhole should be corrected in the profile. The invert elevations have been revised on sheet 6.
- Profiles of the detention basin and outfalls have been added to the plans to provide construction details and to ensure that outfalls are not submerged.
- The 16' box culverts need test borings to identify underlying soils to identify bearing capacity.

Site Design Professionals offered the following recommendation to the Planning Board stating an approval to be contingent upon the submittal of a structural design; however, the proposed 6"-12" vertical separation between the right of way crown and the top of the concrete culverts is not sufficient to install electric, telephone and cable TV along the right of way shoulder. It also appears that the gas main will interfere with the sewer installation. The gas main location should be profiled.

- Sewer alignment is in conflict with the northerly culvert. The proposed design would construct the water main in the stream bed beneath the culvert. The pipe would have insufficient earthen cover, possibly obstruct stream flow and be inaccessible for repair.
- Street trees, street lighting and a fire alarm (if required by the fire department) should be provided on the plan.
- Vertical granite curbing is required throughout the subdivision.
- In-line gate valves should be provided for the 8" water main at 1,000' intervals along the entire roadway length.

- Roadway Design – Powissett Estates
The previously-approved work on Shoestring Lane was for the construction of a common driveway. The current proposal would upgrade that section to a full right-of-way.

Storm-water Management

- Drainage easements on Lots 7 & 8 have been defined.
- If the Planning board determines that outlet control structures are acceptable, then the 2" diameter outlet should be set no lower than the bottom of the basin to avoid clogging with organic debris. The 12" outfall pipes in basin 1 & e have a maximum flow capacity of 2.5 cfs. The 100-year storm will exceed 6 cfs which will over low the emergency spillway, resulting in an unbalanced flow.
- Emergency rip rapped overflows have been added to the detention basins.
- The access berm around the perimeter of basin #1 is partially constructed in within the 10' no disturb buffer.
- Drainage easements shall be provided for the drain outfalls on Lots 5, 9 & 10.
- The culvert modeling has been revised as reaches in the drainage analysis.
- Soil test pits should be performed prior to Planning Board approval and should be contingent upon these test pits.
- The revised calculation is dependent upon a 73% TSS removal rate for the Water Quality Inlet which is not currently approved by MASTEP.
- Although recharge volume requirements for subdivision development can be met with the Cultec Recharger 280, long term operation and maintenance cannot be guaranteed.
- The catch basin #2 has been revised with a surface elevation of 258.0.

This concluded the presentation from Mr. Brodmerkle. (A copy of the submitted report by Site Design Professionals is included with these minutes.)

John Bertorelli, Town Engineer; reviewed the abovementioned and offered the following comments in conjunction with and in addition to those submitted to the Board by Mr. Brodmerkle.

- Vertical Placement of Utilities:
 - (a) The depth of the sewer lines in this subdivision are of considerable concern to the DPW due to the difficulty inherent with repairs at great depths.
 - (b) Recommendation that sewer line on Morgan Farm Road be raised and one changed to a drop manhole. Proposed slopes for the crest curve between stations 11+00 and 17+00 reduced to further minimize depth of manholes.
 - (c) Explore the possibility of having sewer lines pass through the top of the proposed culvert at station 11+00 on Morgan Farm Rd. instead of running the line through the footings of the culvert.
- Construction Specifications:
 - (a) The DPW requires headwalls at all pipe ends. The use of flared end sections is not recommended.

- (b) A minimum separation of ten feet is required between the sewer and water mains. The typical cross-section shows seven feet of separation.
- (c) Oversized manholes must be provided for any structure twelve feet or greater in depth.

The applicant requested a continuance of the hearing. Ms. Beecham reminded the Board that the current deadline is March 15th and that an extension to April 15th would be required.

Chairman Malster requested a motion of the Board to continue the public hearing on this matter on April 8, 2008. Mr. Moore so moved and the motion seconded by Steve Olanoff, and the Board voted unanimously to continue the hearing to the abovementioned date.

Vote and Review of Draft Decision: 303 Grove Street Shared Driveway Special Permit

The four members of the Board present, voted to unanimously approve the Special Permit Application for Shared Driveway to serve lots 118, 119 and 120, Grove Street. Ms. Beecham reported that the Applicant may lengthen the shared portion of the driveway beyond what is shown on the Approved Plans, in order to reduce the length of the individual driveways that will serve lot 199 and 120. The revised plan showing this modification may be reviewed and approved by the Planning Board at a duly authorized meeting. This would not be a material modification and thus would not require a formal amendment to the Special Permit.

Informal Presentation: Lambert's Plaza Greenhouse Site Plan Review Presenter: Ned Richardson, Esq.

Ned Richardson was present at the meeting to informally discuss the recently granted Special Permit granted by the Zoning Board of Appeals to change a nonconforming use and structure on the premises of 220 Providence Highway, Westwood by adding a greenhouse measuring 60x80 feet. Attorney Richardson has asked the Planning Board its opinion and the requirements prior to submission of its application for site plan review.

The greenhouse structure is made of glazed poly-carbonate and steel with opaque curtains that will be let down if frost is expected. The purpose of the greenhouse is to replace existing temporary structures and tents. Attorney Richardson further explained that the structure will not increase the impervious surface of the parking lot. Mr. Neal Lambert, owner; was also present to answer questions of the Board. Questions raised included the greenhouse's impact on parking, buffering from neighbors, lighting, drainage and public safety. Mr. Lambert responded that the greenhouse is going to replace the current use of tents for the sale of plants and garden supplies; the only abutter is screened from the property by a slope and embankment buffer; lighting would be minimal, with the use of string-lights inside only; stated the parking lot would essentially be the floor of the structure and therefore the impervious area would remain the same. Board members asked John Bertorelli, Town Engineer; to review the current drainage conditions at the site. Mr. Olanoff's concerns regarding pedestrian public safety was addressed with a

response that Mr. Lambert would look at the use of planters around the perimeter of the greenhouse to fulfill this request.

Ms. Beecham stated a public hearing will be scheduled and advertised for March 25, 2008 at 7:00 p.m.

Zoning Amendments

A summary of the proposed zoning amendments was distributed to the Board for discussion. (A copy is enclosed with these minutes.)

The following is a list of Proposed Zoning Amendments:

1. 6.3.10 Perimeter Fence Special Permit
2. Amending definition of Commercial Vehicle
3. Deletion of Fast Order Food Establishment definition.
4. 7.1.1 Special Permit - Earth Material Movement – Planning Board as SPGA.
5. Change in minimum lot area for SRD
6. 4.5.8 Reconstruction after Catastrophe or Voluntary Demolition.
7. 9.4.7.5 Wireless Communications Overlay District
8. 9.6.9.5 Signs in MUOD
9. – 11. Housekeeping
12. Petition article.

February 2008 Planning Board Calendar

Ms. Beecham and the Planning Board discussed the upcoming schedule.

The meeting adjourned at 9:25 p.m.