

Town of Westwood Planning Board
Meeting Minutes
Location: 50 Carby Street
March 25, 2008
7:00 PM

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

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

Chairman Malster opened the meeting at approximately 7:00 p.m.

Public Hearing: Application filed by Lambert Realty Trust for Environmental Impact & Design Review (EIDR) for the construction of a permanent greenhouse. Property located at 270 Providence Highway

Ch. Malster opened the hearing with the legal notice. Attorney Ned Richardson was present to formally discuss the application filed by Lambert Realty Trust for the construction of a permanent greenhouse on the northern portion of the existing parking lot at Lambert's Plaza at 270 Providence Highway. Land affected: Assessor's Map 24, Lot 74. Property Owner: Lambert Realty Trust. Wilfred and Nino Lambert, of Lambert's were present at the meeting to answer questions of the Board.

Mr. Richardson provided a review of the application. He stated that the applicants wished to replace a temporary tent structure with a permanent greenhouse structure for the sale and storage of plants and materials. Mr. Bertorelli confirmed that the installation of the proposed greenhouse structure as shown on the plan would not alter the existing drainage pattern. It was recommended that three or more parking spaces shown in vicinity of the proposed greenhouse be eliminated to allow for more room for automobiles to navigate out of the spaces. It was also recommended that planters shown on the plan be moved further away from the structure.

A memorandum from Health Director Linda Shea was read into the record. Ms. Shea's memorandum raised the following questions:

1. Is there a plan for dealing with water runoff if an irrigation system is installed? Will fertilizers be used? If so, how will runoff containing fertilizers be addressed? Where do the existing catch basins empty?
2. How will the trash generated from the greenhouse be collected and disposed of?

In response to these questions, Mr. Lambert responded that fertilizer will not be used, nor will any irrigation system be installed and there won't be any changes in the existing trash removal.

Mr. Moore asked if increased business is expected due to the installation of the greenhouse. Mr. Lambert responded that no increased business was anticipated. Mr. Gale asked if the location of the proposed greenhouse would change the current circulation pattern in the parking lot: Mr. Lambert responded that an existing tent on the property now occupies the same location where the greenhouse would be installed. He added that the existing tent covers 37 parking spaces, and noted that the proposed greenhouse would cover the same spaces. Mr. Olanoff suggested that the white lines indicating these abandoned parking spaces should be blacked out for the sake of clarity. Mr. Lambert responded that he would have the lines painted black. Mr. Olanoff asked Ms. Loughnane to add a condition to the board's decision stating that all parking spaces shown on submitted plans as remaining shall be clearly striped, and all parking spaces slated for removal shall have their striping blacked out or otherwise removed.

Ch. Malster asked if any of Lambert's abutters have expressed any comments about the proposed greenhouse. Mr. Lambert replied that he had not heard from any of his neighbors.

Ch. Malster requested a motion to close the hearing and approve the application with the condition noted above. Mr. Gale moved to close the hearing and approve the application as conditioned. Mr. Olanoff seconded the motion. The hearing was closed and the application was approved by a unanimous vote.

Ch. Malster opened the Westwood Station portion of the meeting at 7:24 p.m.

Continuation of Public Hearing: Phase 1A of the Westwood Station Area Master Plan

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 1A of the Westwood Station Area Master Plan.

[A verbatim transcript of this public hearing entitled Westwood Station Subdivision Hearing, Tuesday, March 25, 2008, 7:30 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; Nora Loughnane, Town Planner; John Bertorelli, Town Engineer, Peter Alpert, Esq.; Ropes & Gray. Pages 1-74, 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.]

This public hearing adjourned at 8:50 p.m.

Discussion of Proposed Roadway Article for Westwood Station

Ch. Malster welcomed Gareth Orsmond, Esq. from Rackemann, Sawyer & Brewster to the meeting to discuss the roadway article being sponsored by the Board of Selectmen. The warrant article proposes laying out certain roadways as town ways and discontinuing a portion of one existing town way. Mr. Orsmond explained that the proposed action is in furtherance of public necessity and convenience and in conjunction with certain improvements, changes and alterations to the location lines of a new roadway layout and underlying infrastructure in the area of Westwood Station. The text and plans for the proposed article had previously been provided to the Board. (A copy of the entire article is provided with these minutes.)

- (A) *Blue Hill Drive Extension:* Mr. Orsmond explained that the plans call for a reconfiguration to keep traffic out of Whitewood Road, Juniper Road neighborhood.
- (B) *Canton Street:* Mr. Orsmond stated that the plans show a new layout for the intersection of Canton St. and Westwood Station Blvd. Ch. Malster asked Bill Lyons for an update on the current status of the redesign of Canton Street. Mr. Lyons responded that a design for Canton Street has been submitted to Mass. Highway for approval and an answer is expected within 24 hours. Ch. Malster strongly suggested that the Board of Selectmen present these proposed changes to the

neighborhood and demonstrates why these proposed changes would be preferable to the current roadway status. Mr. Bertorelli stated that the neighborhood "has to be on board" prior to Town Meeting. Mr. Olanoff replied that a meeting is scheduled for April 17th with the Canton Street neighborhood. Mr. Orsmond stated that the Board of Selectmen would be requesting that Town Meeting grant them the authority to make the proposed changes, but that the process would continue to conclusion before the Selectmen make any decision to implement the proposed changes.

(C) *Discontinuance of NStar Way:* Mr. Orsmond noted that the Board of Selectmen had received approval to discontinue NStar way at the last Town Meeting. He stated that the Selectmen were now requesting approval to accept temporary right of way easements for public travel and infrastructure facilities over the land, as necessary to serve as temporary rights of way until completion of applicable portions of related infrastructure and roadway realignment.

(D) *Discontinuance of Roadway Area D:* Mr. Orsmond explained that this was simply a "housekeeping" issue. He said that the proposed wording was required to dispose of the discontinued portion until such time as the Town accepts Westwood Station Blvd. as a town way.

Ch. Malster stated that the Planning Board would make a recommendation on these articles for Town Meeting.

The meeting was adjourned at 9:40 p.m.