

**Town of Westwood Planning Board**  
**Meeting Minutes**  
**Location: 50 Carby Street**  
**April 8, 2008**  
**7:30 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 Thomas McCusker, Esq., Town Counsel.

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

**Continuation of Public Hearing on Definitive Subdivision Plan Application for a Modification of Powissett Estates Subdivision and Proposed 11-lot Morgan Farms Estates Subdivision**

Paul Brodmerkle of Site Design Professionals, LLC presented his report to the Planning Board, dated April 4, 2008. (A copy of this report is filed with these minutes.) A brief summary follows. Mr. Brodmerkle discussed 33 points in his report.

1. Requests the location of the 100-year flood plain is provided on the plan to ensure that the 100-year flood stage does not interfere with the performance of the Detention basins.
2. Morgan Farms Estates – the roadway compound curve at STA 25+16 has a 100-foot tangent added between the reverse curves and is shown on sheets 4 & 8.
3. Additional topography has been added to the plans for the Temkin property.
4. Proposed retaining wall on the easterly side of Morgan Farm roads extends and cannot be constructed without encroaching on neighboring property. The neighbor's property should be staked to prevent encroachment.
5. A guardrail and detail has been added along the travel way parallel to detention basin no. 1 for public safety.
6. The profile grade from STA 18+50 to STA 19+50 has been added.
7. A design for a vertical curve on the Shoestring Lane cul-de-sac has been added to the plans.
8. The Planning Board has already approved the location of the roadway stub and in so doing has waived the site distant requirement.
9. The sewer manhole cover has been revised to a 26" diameter.
10. Catch basins have been added to the plans to be within the 250' spacing requirement.
11. The grades for the pipe have been revised on sheet 6.
12. The invert elevations for catch basins #26 & #27 have been revised.
13. All five drainage outfalls have been profiled, and some outfalls have been raised in elevation.
14. The culvert crossing will need test borings and are to be designed by a structural engineer.
15. All utilities passing through the culvert crossings will be doubled sleeved and insulated through the concrete, etc.
16. Street lighting has been added to the plans and can be seen on sheets 4 & 5.
17. Vertical granite street curbing is required throughout the subdivision.
18. In line gate valves have been added to the water line within, 1,000' intervals.
19. The acceptance of the work was based upon Shoestring Lane being used as a common drive. Upgraded use as a roadway would require waivers for the substandard drainage structures.
20. Drainage easements have been defined on sheets 2 & 3.
21. The outlet control structure has been approved by the Town Engineer.
22. Emergency rip-rapped overflows have been added to the detention basins.
23. The access berm has been revised and slope to be outside of the 10' buffer. Suggested installation of a clay core within the berm to eliminate the chance of seepage.
24. Drainage easements have been added to all drainage outfalls.
25. The culvert modeling has been revised as "reaches".
26. A test it was excavated for basin #1 on April 3, 2008. The design elevation of the basin was

not available at the time of this review.

27. MASTEP was contacted regarding evaluation of water quality structures. MASTEP does not approve this system; they simply evaluate the various technologies and performance data submitted. Further suggested contacting the manufacturer of the stormceptor to provide calculations.
28. Detention basin #2 has been revised with more detailed construction information.
29. The revised calculation is depended upon a 73% TSS removal rate for Water Quality Inlet, not currently approved by MASTEP.
30. Sediment fore bays have been modeled separately and are provided in the drainage calculations.
31. Provisions for long-term operation, maintenance and inspection must be promulgated in the decision by the Planning Board.
32. Grading for basin #2 has been revised and is shown on sheet 5.
33. The stormwater routing calculations have been revised to maintain the existing channel in the proposed design calculations.

Town Engineer, Mr. Bertorelli stated he did not have any follow-up comments to the report by Site Design Professionals, LLC.

Mr. Petrozzi, of Wall Street Development Corp. distributed a memo to the Planning Board requesting the board's consideration of a Limited Project/Request for Waivers. Mr. Petrozzi stated that the proposed subdivision would require the crossing of wetlands in three locations. He stated that there were no other alternatives available to provide secondary access for the subdivision, and that as such, the subdivision qualifies as a "Limited Project" under 310 CMR 10.53(3) (e) of the Wetlands Protection Act Regulations. Mr. Petrozzi further explained that he is required to request the Planning Board to formally rule on revisions of the project which would protect wetlands, even if approval of the revisions of the project which would protect wetlands would require the Planning Board to apply variance provisions that allow the Board to waive or vary its standard requirements."

Mr. Petrozzi provided a detailed letter in which two alternatives were proposed: Alternative I – Extension of Morgan Farm Road/No Access to Powissett Estate Waivers and Alternative II – Convention Plan/Powissett Estate Connection Waivers. (A copy of this letter is included with these minutes.)

The applicant's attorney, Rich Gallogly was present at the meeting to answer questions of the Planning Board. Attorney Gallogly stated that his client had met with the Powissett Estates property owners and discussions were continuing. He requested a further extension of time for the Planning Board's review so that Wall St. Development could continue to pursue the Powissett Estates property owners' consent.

Ch. Malster asked the Planning Board members for their comments. Mr. Moore stated that the primary issue at hand is whether or not the applicant has the legal right to use the right of way for a secondary means of access. He said that the question was whether the proposed roadway configuration could be permitted absent the proposed modification of the Powissett Estates Definitive Subdivision. Mr. McCusker expressed the opinion that, if the Planning Board denied the proposed modification of Powissett Estates, either on the grounds of the application being incomplete without signatures of all property owners and mortgage holders, or on other grounds related to the project design, than the proposed 11-lot Morgan Farm subdivision would be unable to move forward.

Ch. Malster welcomed comments from the public. Mr. Papetti of 8 Shoestring Lane commented that he did not find the plan attractive. Jeff Tempton of 15 Little Boot Lane told the board that he had located his house and gates on his lot based on the premise that the emergency right-of-way would never be opened to through traffic. Mr. Tempton expressed concerned about the impact of the proposed modification of Powissett Estates on the value of his property. Kelly Hiller of \_\_\_ Little Boot Lane stated that she was concerned by the number of houses being proposed.

A motion was made by Mr. Moore to continue the hearing to May 7<sup>th</sup> at 7:00 p.m. in order to allow the applicant more time to solicit the consent of the Powissett Estates property owners and mortgages holders. Mr. Gale seconded the motion and the Board voted unanimously to continue the hearing.

**Public hearing to consider Application of Sprint Wireless Broadband Company, LLC for EIDR to replace 5 wireless communication antennas on Dedham-Westwood Water Tanks and to install equipment cabinets, GPS antenna and associated cabling at 213 Fox Hill Street.**

Ch. Malster opened the public hearing at 8:30 p.m. by reading the legal advertisement. Ch. Malster stated that the Planning Board would consider the application of Sprint Wireless Broadband Company, LLC for Environmental Impact and Design Review approval pursuant to Sections 7.3 and 9.4 of the Westwood Zoning Bylaw.

Attorney James Hoyt and Engineer Phil Leet were present at the hearing to represent Sprint Wireless Broadband, LLC. Mr. Hoyt gave a summary of the proposed work. He stated that Sprint Wireless Broadband, LLC, wished to replace six (6) existing antennas on the Dedham-Westwood Water District's water tanks with six new antennas of similar size and appearance at an elevation of eighty-five (85) feet AGL. Mr. Hoyt noted that the applicant also wishes to install two (2) equipment cabinets, a GPS antenna and associated cabling. He said that cables would connect the antennas to the ancillary equipment cabinets, which would be located on an existing 10'-0" x 13'-4" concrete pad within the existing fenced compound area. Mr. Hoyt noted that the two proposed equipment cabinets would not exceed 75" in height. He added that the existing water tanks are the property of Dedham-Westwood Water District.

Ch. Malster stated that the board had received a request from the Police Department that the applicant verify, through a report of an independent radio engineering consultant, that the new and/or replaced antennas will not interfere with nor have any negative effect on the Town's emergency radio communications. Mr. Hoyt stated that he would provide such a report. Chg. Malster asked Ms. Loughnane to add that a condition of board's decision.

Mr. Olanoff asked that additional conditions be added, including the standard condition that the antennas and cabling be painted to match the color of the water tanks. He asked that the language used in previous decisions approving other wireless antennas at the site be repeated in this decision.

A resident of Fox Hill Street asked about radiation emissions and any changes to impervious surfaces. Mr. Leet answered that the emissions are 80% less than the maximum allowed and that no changes would occur relating to water runoff.

Ed Best of 229 Fox Hill Street informed the Board that contractors associated with one of the existing wireless facilities on the water tanks had trespassed on his property last summer. He explained that he owned the land on three sides of the water tanks, just outside fenced areas. Mr. Best stated that he and his wife had purchased the property in July, 2007. He said that he had installed a considerable amount of landscaping in order to buffer the house from the tanks. Mr. Best stated that he would like to prevent further trespassing and also had concerns about hours of installation and operation of the proposed generator. Mr. Leet and Mr. Hoyt addressed these concerns. Mr. Hoyt gave his assurance that further encroachment outside the fence would not occur. He said that all technicians and subcontractors would be instructed to stay within the DWWD right of way.

Ch. Malster asked Ms. Loughnane to add another condition to the decision requiring that no entrance be made onto any adjacent property without the express approval of the owner of such property in the form of a construction easement or similar legal instrument. Mr. Olanoff suggested that an additional condition be added to require that a copy of the board's decision be delivered to and

reviewed by all contractors and subcontractors, and incorporated into each contract and subcontract associated with the project.

A resident at 281 Fox Hill Street asked if the enclosure would be larger than those currently on-site. Mr. Hoyt stated that the enclosure would not be extended. He noted that the proposed cabinets would be approximately 6' tall and would be fully within the area currently enclosed by the existing chain link fence. Mr. Montgomery suggested that vinyl strips be added to the chain link fence to aid in the buffering and screening of the equipment.

Ch. Malster asked that Ms. Loughnane contact representatives from DWWD to discuss the issue of trespassing on Mr. Best's land, and to encourage coordination of plans for further installations of wireless equipment at this site..

Mr. Moore moved that the Planning Board close the hearing and approve the application by Sprint Wireless Broadband Company, LLC, as modified with the conditions set forth above. Mr. Gale seconded the motion. The Planning Board voted unanimously in favor.

**Public Hearing to consider Application of Bell Atlantic Mobile of MA d/b/a/ Verizon Wireless for EIDR and Special Permit to install 12 Wireless Communication Antennas on Dedham-Westwood Water Tanks and to Install an equipment cabinet, generator and associated cabling at 213 Fox Hill Street.**

Ch. Malster opened the public hearing at 9:30 p.m. by reading the legal advertisement. He stated that the Planning Board would consider the application of Bell Atlantic Mobile of MA d/b/a/ Verizon Wireless for Environmental Impact and Design Review approval pursuant to Sections 7.3 and 9.4 of the Westwood Zoning Bylaw.

Attorney Michael Giamo, representing Verizon Wireless, gave a summary presentation. Mr. Giamo explained that the applicant wishes to install twelve (12) antennas on the exterior of the existing Dedham-Westwood Water District water tanks located at 213 Fox Hill Street. He said that the applicant also proposes to install an equipment cabinet, generator and associated cabling on the property. Mr. Giamo noted that the antenna would be attached to the side of the rear water tank at a height of seventy-six (76) feet AGL, and would be painted to match the color of the water tanks. He said that an equipment shelter would be located in the corner of the site. Mr. Giamo stated that Verizon does not currently have any antennas on the DWWD tanks and this installation would increase coverage areas for Westwood substantially. He stated that the equipment would be stacked on top of the Fire Department's equipment and that a generator would be installed in the equipment shelter.

Board members had several questions about the generator including its location, size, frequency of operation and noise levels. Doug Shedell, a Verizon technician, was present at the hearing to answer questions. Mr. Shedell explained noise attenuation, stating that the generator was tested and it rated 49 decibels, close to the existing ambient sound level of 45-50 decibels. He added that the generator is highly mitigated. Mr. Olanoff asked for more information regarding the possible relocation of the generator. He asked that Ms. Loughnane obtain feedback from representatives of the DWWD and from the Fire Chief on the status of the equipment shed currently on the property.

Chairman Malster moved that the public hearing be continued to May 13, 2008 at 7:00 PM. The motion was seconded by Bob Moore, and the board voted unanimously in favor.

***Other Planning Board Business***

Mr. Paul Brodmerkle of Site Design Professionals, Inc. appeared before the Board to informally discuss an existing subdivision, Captain's Crossing. He informed the board that Mr. Duffy, the

previous owner of the property, had recently sold the project to his clients, Gilbane present at the meeting. Mr. Brodmerkle stated there is a new intent to eliminate one of the two sidewalks; creating one continuous sidewalk throughout the project and to Lowell Woods.

*The Board discussed the upcoming meetings calendar.*

*The meeting was adjourned at 10:50 p.m.*