

**Town of Westwood Planning Board  
Meeting Minutes  
50 Carby Street, Champagne Meeting Room  
June 10, 2008  
7:00 PM**

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

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

Chairman Malster opened the meeting at approximately 7:05 p.m.

***Continuation of Public Hearing: Needham Bank EIDR 341 Washington Street***

Dermot Kelly, Traffic Engineer of DJK Associates, Inc. presented the left turn GAP Analysis, which was submitted at the request of PB on May 7, 2008. The Left Turn Gap analysis study was conducted at Needham Bank at 341 Washington Street, the location of the proposed drive-through exit, on Thursday, May 15, 2008, between the hours of 4:00 – 6:00 p.m.

- There were 132 gaps greater than 7.5 seconds. The Highway Capacity Manual 2000 requires a gap of 7.5 seconds for “left-turns from minor” driveways onto a “four-lane major street” (Washington St.) The follow up time is 3.4 seconds for a second vehicle or consecutive vehicles.
- Based on this analysis, the total capacity for left turns is 238 vehicles over the 4-6:00 p.m. time period.
- Even if the projected left turn demand is four times the existing left turning traffic, the projected demand would only use 10% of the available capacity.
- In summary, Mr. Kelly stated there are more than enough gaps for left turns coming out of the driveway.

Chairman Malster asked Mr. Bertorelli for his comments. Mr. Bertorelli responded that he found this study to be satisfactory. He stated that the study should be filed with the record to illustrate that there is no need for a “No Left Turn” sign. There was some discussion about whether Westwood’s public safety officer would still see a need for a “No Left Turn” sign. Mrs. Loughnane stated that the Sgt. Sicard had not been given a copy of the gap analysis for review. Ms. Loughnane stated that Sgt. Sicard had initially expressed concern about the location of the proposed exit in such close proximity to the driveway on the adjacent property. She added that there was no basis to conclude that he would have changed his opinion regarding the need for a “No Left Turn” sign based on the gap analysis.

George Giunta, Land Surveyor, presented the revised site plan. Mr. Giunta noted that the existing light pole near the proposed drive-through exit would be relocated to a position three feet beyond the edge of the new driveway. He also pointed out that an extended 30’ landscape area had been added between the drive-through entrance and the main bank entrance. Mr. Giunta noted that the revised plans show a new concrete sidewalk and crosswalk leading to the stairway to Washington Street. He also stated that the existing parking lot would be re-graded to resolve ongoing drainage issues, and that a new stormceptor would be added to achieve the removal of suspended solids.

Mr. Olanoff said that he did not want to see a number of patches in the pavement where the re-grading and drainage work was planned. He asked if the applicant intended to resurface the entire parking lot. Mr. Giunta replied that the entire lot would be resurfaced. Mr. Olanoff asked that the board condition the approval upon the entire surface of the parking lot being repaved and restriped.

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Mr. Montgomery asked that the proposed shrubs in the 30' landscape area not be taller than 3-4'. Mr. Olanoff asked for additional striping in the westernmost corner of the parking lot, between parking spaces 7 and 8, to prevent parking in that area. Mr. Olanoff also asked that a condition be added to require that the applicant properly maintain the site drainage system, including the cleaning of catch basins and stormceptors by vacuum truck on an annual basis, or more frequently if necessary.

Chairman Malster asked for final questions or comments. Mr. Gale, moved that the hearing be closed, Mr. Moore seconded the motion and the Board voted unanimously in favor. Chairman Malster further commented that the Board must to vote on whether or not to require a "No Left Turn" sign. Chairman Malster and Mr. Moore voted in favor of requiring the sign. Mr. Gale, Mr. Olanoff and Mr. Montgomery voted in opposition to requiring the sign. Mr. Moore asked Ms. Loughnane to remove the condition requiring a "No Left Turn" sign from the draft decision. A motion was made by Mr. Moore to grant EIDR approval with the conditions discussed, including the resurfacing and restring of the parking lot, the addition of striping in the corner of the parking lot, and the proper maintenance of the drainage system. Mr. Gale seconded the motion and the Board voted unanimously in favor. (A copy of the decision is included with these minutes.)

***Approval Not Required (ANR) – 541 Gay St***

Don Myers of Norwood Engineering Company, Inc. was present on behalf of applicants, Duncan McFarland and Wendy Hill, owners of property involved in the proposed ANR. Mr. Myers explained that the purpose of the plan is to divide the 7.9 acre conservation area at the rear of the Mr. McFarland's lot, designated as "Existing Conservation Restriction Area" into Parcels A & B. Mr. Meyers noted that Parcels A & B are not buildable lots, as they individually lack the requisite frontage. He stated that Parcel A would be retained by Mr. McFarland as part of AP 22, Lot 72 (541 Gay St.), while Parcel B would be transferred to Ms. Hill to be combined with AP 22, Lot 71 (519 Gay St.).

Mr. Myers stated that the proposed ANR would not diminish the frontage of 541 Gay St. He stated that the frontage of that lot was now, and would remain, 219.76 feet. (A minimum of 175 feet street frontage is required in Single Residence E). Mr. Myers said that 541 Gay St. would be reduced in area from 344,476 sq. ft. to 247,973 sq.ft. (A minimum of 80,000 feet is the lot area requirement in Single Residence E). He added that 541 Gay Street would be sold.

Ms. Nancy Dempsy, President of the Westwood Land Trust, was present at the meeting to submit a letter to Chairman Malster stating that the Land Trust had approved the division of the above-mentioned conservation land at its meeting on June 3, 2008. Ms. Dempsy further explained that the Land Trust approval was conditioned upon the division of the land not hindering the conservation purposes. She noted that the portion of the conservation area behind Ms. Hill's property would be most clearly visible from that property, and thus the transfer of land made sense for monitoring purposes. Mr. Olanoff stated that he is a member of the Westwood Land Trust and recused himself from consideration of the proposed ANR.

Ms. Loughnane noted that the language on the proposed plan called for Parcel B to be "transferred to the owners of 519 Gay Street". She requested that the wording be changed to "combined with AP 22, Lot 71" in order to prevent the creation of a new lot without proper street frontage. Chairman Malster asked if the Town Counsel had reviewed the wording. Ms. Loughnane stated that he had not. Chairman Malster asked Mr. Myers to change the wording on the plan as requested

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and bring the corrected plan to the Planning Board's June 17<sup>th</sup> meeting for endorsement. Mr. Myers stated that he would do so.

Chairman Malster opened the Westwood Station public hearing portion of the meeting at approximately 8:00 p.m.

**Continuation of Planning Board Public Hearing: EIDR for Phase 1A of the Westwood Station Area Master Plan**

**Continuation of Planning Board Public Hearing: Amendment #1 to the MPSP for the Westwood Station Area Master Plan**

**Continuation of Planning Board Public Hearing: EIDR for Phase 1B of the Westwood Station Area Master Plan**

**[A verbatim transcript of this public hearing entitled Westwood Station Subdivision Hearing, Tuesday, June 10, 2008, 8:00 p.m. at 50 Carby Street, Champagne Meeting Room, 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.]**