

Town of Westwood Planning Board
Meeting Minutes
Location: 50 Carby Street
September 8, 2008
7:00 PM

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

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 to Consider Application of Charles River Association for Retarded Citizens, Inc. for Environmental Impact and Design Review approval for the construction and establishment of a group residence at 68 Pine Lane.

Following a recommendation made by Town Engineer John Bertorelli at the previous hearing session, the applicant hired a civil engineer to evaluate the drainage impacts of the proposed site changes and to develop mitigation measures to prevent increased rates of runoff from the site. Mike Vignale, Charles River ARC's engineer, provided a drainage report and presentation to the Board. He identified three watershed areas for the study. Mr. Vignale described the existing conditions of these watersheds and gave a description of the project's anticipated affects on each. With respect to watershed #1, Mr. Vignale reported that the site would be re-graded to collect all runoff from the proposed parking area. He added that the roof leaders would be extended to collect a larger portion of the roof runoff and direct this flow to the modified low point in the back yard. With respect to watershed #2, he reported that the site would be re-graded to direct flow to the low point in the back yard. With respect to watershed #3, he reported that the runoff rate would be reduced by collecting the roof leaders and directing the flow to the low point in the back yard.

Ch. Malster asked Mr. Bertorelli if he was satisfied with this report. Mr. Bertorelli stated that he approved of the methodologies employed in the report and believes that the proposed actions will mitigate the drainage issues at the site.

Board members had some questions about the discharge summary section of the report. Mr. Vignale stated that the summary indicates that the peak flow rates will be reduced overall for the site and for flow to the south. He noted that there would be an insignificant increase in flow to Pine Lane due to the addition of the driveway.

At the previous hearing session, several neighbors had voiced concerns about screening, lighting and the width of the driveway. In response, James Carr, Architect for the Applicant, provided an update, showing the most recent plans and addressing each item of concern.

Ch. Malster opened the meeting up to the public. Mr. Jacobs, of 62 Pine Lane, restated his concerns about the potential for increased runoff onto his property, which he had raised at the previous hearing session. He indicated that he was satisfied with the engineer's report. Mr. Jacobs thanked the Planning Board for hearing the neighbors' concerns and thanked the applicant for taking measures to address those concerns. Mrs. Jacobs asked about the safety of the site during construction and raised a concern about parking construction vehicles along Pine Lane. Mr. Carr assured her that he would review these issues with the onsite job supervisor.

Mr. Carr spoke about the health and protection of the large specimen tree in the front yard. He stated that a temporary 10" radius wood or chain link fence would be constructed

around the tree and that a 15' limited activity zone would be observed, with the dumpster located outside of the 15' zone. Mr. Carr also said that ¾" plywood sheets would be used under excavating equipment to more evenly distribute the load. He added that the contractors would avoid cutting roots greater than 4" diameter if encountered during excavation, and that the existing driveway would be left as is to prevent damage to roots on that side of tree. Mr. Carr noted that the necessary excavation for repair and/or replacement of the sewer line would proceed from the house toward the street, with all excavated materials placed to the side of the trench, away from the tree.

Mr. Moore recommended that a condition be added to the decision requiring the applicant to protect the mature 24" tree in the front yard throughout the construction period. Mr. Olanoff suggested that this condition should expressly require the erection of 2' x 4' lumber protective fencing around the base of the tree and such other means as are recommended by a certified arborist. He also recommended that a condition be added to require continuous maintenance of the site grading and drainage system so that the drainage system effectively operates in accordance with the submitted plans and drainage report

A motion was made by Mr. Moore and seconded by Mr. Montgomery, to approve that site plan with the conditions discussed above. The Planning Board voted unanimously in favor and the application was approved with conditions. A copy of the Decision is filed with these minutes.

This public hearing closed at 7:37 p.m. and Ch. Malster opened the Westwood Station portion of the meeting.

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

Continuation of Planning Board Public Hearing: First Amendment and Supplement #1 to the Application for Amendment #1 to the Area Master Plan Special Permit and Consolidated Special Permits for Westwood Station

[A verbatim transcript of these public hearings, Monday, September 8, 2008, 7:45 p.m. at 50 Carby Street, Carby Street Municipal Office Building, 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 1-97, 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.]