

**Town of Westwood Planning Board
Meeting Minutes
50 Carby Street
January 9, 2007
7:30 PM**

Board Members Present: Steven Olanoff, Bob Moore, Bruce Montgomery, George Nedder

Board Members Absent: Rob Malster

Staff Members Present: Diane Beecham, Town Planner; John Bertorelli, Town Engineer

In Attendance: Peter Alpert, Esq. Ropes & Gray; Michael Jaillet, Executive Secretary

Site Plan Review: Public Hearing: Application for Site Plan Review for construction of a commercial driveway

Applicant: James Goode

Address: 673 & 681 High Street

Project: Construction of a driveway at the rear of the Dedham Institution for Savings at 673 High Street to provide commercial access from Windsor Road into the commercial shopping center located at 681 High Street.

The Applicant has asked that the public hearing be continued because one member of the board could not be in attendance, at the last moment. It was decided that the hearing will be re-noticed. Recognizing the intense opposition from the neighborhood and their attendance at this meeting, Mike Jaillet stated that before the Planning Board will hold its next hearing, the Board of Selectmen will hold an interim neighborhood meeting to further explore alternatives. He explained that the Town has been working on a solution to the truck access issue into the Goode property as a result of the Route 109 reconstruction project. In order to be able to align the entrance into the Goode property with Gay Street, there has to be another location for truck access since the new access point does not allow for larger trucks to swing into the property an access the back of the building. The alternative that is the subject of this hearing is to have the trucks enter through the back of the bank property via an easement. Mr. Jaillet stated that since it is apparent that the neighborhood is against this alternative, the Town, Mr. Goode and Dedham Institution for Savings will again look at alternatives in the hope that a solution is acceptable to all parties.

[This application has since been withdrawn]

Informal Discussion about Westwood Station Public Hearing Process

Peter Alpert stated that he was asked to brief the Board on the expected public hearing process for Westwood Station. He indicated that in order to meet the developer's schedule, the Board will have to meet as much as possible in the months of February and March. There will have to be a heavy reliance on consultants in order to meet this expedited schedule. These consultants will have

to have an intense meeting schedule to narrow the issues as much as possible for the Board to consider. It will be expected that supplemental information will be requested as the process moves forward. It was suggested that given the voluminous information that will be generated, the Planning Board will have to operate at a decreased level of detail; it will instead have to focus more on a CEO, policy-oriented level. It was stated that the Board should not focus on details as much during the public hearing time.

Mr. Alpert suggested setting up ad-hoc meetings with a Planning Board member, consultants and residents to meet about specific issues and then report back at the public hearing. Mr. Nedder replied that he thinks it will circumvent the public process to try to resolve issues outside of the public process. Mr. Alpert stated it is more of a filtering process, so to allow a refinement of issues before they come to the Planning Board. This type of meeting does not have any decision making capabilities.

Mr. Nedder stated that it is his goal to ensure that this process is to be conducted professionally and not rushed. He stated he will try to meet the expedited time frame but he will take whatever time is needed to make an informed decision and to represent the interests of the community. Mr. Alpert stated that his approach is to delegate the technical review issues, not a delegation of decision making. Mr. Nedder responded that he has a concern about the role of this; he thinks it looks like walking a fine line of outsourcing all technical review to consultants and taking decision making outside of the public hearing.

[There was some discussion about the Board wanting more control over what issues/topics would be "spun-off" to advisory boards. The hearings would start and if an issue came up in the context of the hearing and the Board collectively felt that they want the advisory board to review this issue, there would have to be either a formal or informal vote.]

Mr. Nedder stated that he will not commit to a schedule for the Westwood Station project.

Continuation of Public Hearing: Application for Special Permits for Shared Driveways/Scenic Roads

Applicant: OPDV Trust

Address: 303 Grove Street/Sarkis Property

Project: Shared driveways to serve three lots

In Attendance: Jeff Richards, Meridian Associates and Chris Noble, OPDV Trustee

Mr. Richards stated that the one outstanding issue with respect to this application deals with the water line extension. He indicated that they have drafted several draft conditions with the Town Planner, who has then conferred with the Fire Chief. Ms. Beecham concurred that she talked to the Fire Chief and that the final draft language for this condition is acceptable.

Mr. Nedder asked the Applicant to show the locations of the individual driveways that they would have as of right.

Dr. Reynolds, Grove Street, wanted to know whether the sewer work that would be required to be done as this project would necessitate the widening of Grove Street. Steve Olanoff said that the Town of Westwood does not have the funds to widen or improve Grove Street. This would also require a scenic roads permit from the Planning Board.

The Applicant has filed a NOI to do directional drilling under a wetland to install a sewer main across the property.

On a motion by Bob Moore and seconded by Bruce Montgomery, the four members of the Board in attendance voted to close the public hearing.

The meeting was adjourned at 9:30 pm.