

**Town of Westwood Planning Board
Meeting Minutes
50 Carby Street
February 15, 2007
8:00 PM**

Board Members Present: Steven Olanoff, Bob Moore, Rob Malster, George Nedder [for the High Rock Village public hearing only], Bruce Montgomery

Board Members Absent: None

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

The meeting was convened at 8:05 pm.

Continuation of Public Hearing: Application for a Senior Residential Development at High Rock Village

Applicant: Tremont Redevelopment Corporation/Michael Lombardi

Address: 30+-acre parcel in vicinity of High Street and Mill Street

Project: Approximate 119-unit Senior Residential Development project

[A verbatim transcript of this public hearing entitled "TOWN OF WESTWOOD Application for Special Permit for the Residences at High Rock Village, 1255 High Street, Route 109 Westwood, Massachusetts 02090, HEARING, Thursday, February 15, 2007, 7:00 p.m. at Westwood Municipal Building, 50 Carby Street, Westwood, Massachusetts 02090, Robert C. Malster, Chairman; Steven H. Olanoff, Vice Chairman; Robert E. Moore, Jr., Secretary; George A. Nedder, Member; Bruce H. Montgomery, Member; Diane Beecham, Town Planner; John Bertorelli, Town Engineer, Pages 1 –85, transcribed by Janey Associates, P.O. Box 365355 Boston, MA 02136 will serve as the official minutes. A copy of this transcript is in the High Rock Village file.]

Public Hearing: Application for Site Plan Review for Change of Use at New England Sports Academy

Applicant: New England Sports Academy

Address: 345 University Avenue

Project: Change of use of a portion of the commercial building located at 345 University Avenue into a day care center

In Attendance: Henry Shterenberg, President of New England Sports Academy; Bob Phillips, Manager of NESAs

Mr. Malster read the legal notice to open the public hearing for New England Sports Academy.

Mr. Shterenberg stated that he wants to open a day care facility at the New England Sports Academy located at 345 University Avenue and so is before the Board for site plan review because this request constitutes a change of use of a portion of the commercial building into a day care center. The center will have 20 students, ages 3-5 years, and will operate between the hours of 9 am and 3 pm.

Mr. Phillips stated that the facility is currently operating as a multi-purpose sport facility, serving approximately 1,200 children, and approximately half of the children reside in Westwood. The facility offers sports instruction in the afternoons beginning around 3:00 pm and daily camps in the summer months. Mr. Phillips stated that during the hours of 9:00 am through 3:00 pm, the hours proposed for the day care use, the facility is quiet as it does not have any scheduled programs.

Mr. Phillips stated that there are between 55 to 70 parking spaces available on site and that during this quiet time period, 6 to 8 cars per hour enter in and out of the parking lot.

Mr. Phillips and Mr. Shterenberg stated that they have had three separate positive discussions with the State Department of Education, the State licensing/regulatory body for child care, regarding their proposal.

Mr. Malster asked Mr. Phillip and Mr. Shterenberg if the day care will be used year round. Their response was that they are not yet sure of the scheduling.

There was discussion about the weekly activities that take place and how they will interface with the new request for the day care portion of the business. Mr. Phillips stated that he has been fine tuning the class times so that there is more time in between so as to ease parking lot congestion. Mr. Malster commented that the girl's teams on Saturday do cause parking lot congestion. Mr. Phillips stated that practice times would be changed in the summer so that the teams would be attending daily in the latter part of the morning, not when summer campers would be dropped off. He stated that at times when there are issues with parking, they are caused by patrons not following the rules.

Mr. Malster stated that he and the Planning Board will review what is pertinent to site plan review, which includes parking and lighting issues. There are other hurdles/issues that have to be resolved with respect to other Town departments, including the board of health and the building department.

Diane Beecham indicated that one item in particular that has to be resolved by the building department is the question of whether there is a sufficient number of bathrooms. Mr. Olanoff stated that this point of concern does not affect the site's maximum parking so it is not an issue to the Planning Board. Ms. Beecham responded that it will impact the issuance of an occupancy permit and that is what is needed by the Applicant in order to get approval for the facility by the State.

Mr. Malster suggested that the previous site plan review of the parking lot needs to be reexamined. He goes to the facility at least once a week on Thursday evenings and it clear that at that time the parking is insufficient.

Mr. Malster asked if any of the neighbors of the New England Sports Academy had concerns or complaints about the parking. He also wanted to know if NESAs has asked the owners of the buildings next to NESAs if there could be an agreement to

share their parking lots. Mr. Phillips and Mr. Shterenberg responded that while the neighboring tenants do not have any issues with NESAs patrons parking on their lots at times, they cannot get any written shared parking agreements as the businesses do not own the property and therefore cannot authorize it. Mr. Phillips has spoken with a management company representative for Citizen's Bank and they have suggested that New England Sports Academy can use their parking as overflow during their off hours, but will not provide a written agreement. Mr. Moore suggested that something in writing to this regard would be helpful.

Mr. Malster asked about the parking problems that occur during the annual Boston Classic event. Both Mr. Phillips and Mr. Shterenberg agreed that the parking is a problem at that event, which draws many more patrons and spectators than usual. Mr. Malster discussed problems with parking congestion during the week between 3:30 and 7:00 pm, and in particular, Thursday evenings. Mr. Phillips agreed with the Planning Board that on Thursday evenings they are close to capacity for parking. He stated that usually there are more students than parents in the facility as there is a small spectator area.

Mr. Montgomery asked if there any regulations regarding parking on University Avenue. The response was that there is no parking allowed on University Avenue. Mr. Phillips stated that he is constantly monitoring the activities schedule as to stagger starting and ending times to ease the parking problem. He also stated that many patrons utilize carpooling, which has been helpful.

Mr. Moore asked about the original site plan with regard to parking and lighting. There was some discussion regarding the driveways and the site of the soccer field and where the playground is located.

Mr. Olanoff read through the traffic count chart that was done for this application and indicated that it was not very clear.

Mr. Malster stated that the lighting on the side of the building is not in conformity with the zoning bylaw and will have to be brought into compliance. While the original lights on the building, when it was the home to Metropolitan Cabinet, are grandfathered, the new lights were recently installed without an electrical permit and are not in conformance with the height requirements of the lighting bylaw. Mr. Phillips and Mr. Shterenberg responded that they were unaware of this requirement.

There was a discussion of the town lighting design standards and Ms. Beecham stated that while most electricians are unaware of this town bylaw, the building inspector tries to highlight when an electrician applies for the required permit. This did not happen in this case because the required permit was not pulled.

Mr. Olanoff stated that the lights on the side of the building are shown to be 23 feet high and they must be lowered to a maximum height of 15 feet. Mr. Phillips stated that they will comply. Ms. Beecham asked Mr. Phillips and Mr. Shterenberg to comment on the letters from Linda Shea of the Board of Health and Sgt. Sicard, the Community Safety Officer. Mr. Phillips and Mr. Shterenberg stated they had not

received the letters. Ms. Beecham stated that the letters were faxed last week. A copy of the letters was subsequently provided at the meeting. Mr. Phillips stated he would review the letters and would provide a response. Mr. Montgomery suggested a list of conditions be written by the Planning Board, upon its approval of the site plan review application.

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

The meeting was adjourned at 10:45pm.