

**Town of Westwood Planning Board
Meeting Minutes
Carby Street Building
June 6, 2006
7:30 PM**

Board Members Present: Steven Olanoff, Bob Moore, Rob Malster, George Nedder

Board Members Absent: None

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

The meeting was convened at 7:30 pm.

Continuation of Public Hearing: Special Permit Application for a Shared Driveway Special Permit at 215 High Street

Applicant: Joseph Flanagan

Project: Shared driveway to service two lots at 215 High Street

In Attendance: Joe Flanagan, Jr.

Mr. Malster stated that the Planning Board just received into the record a memorandum from the Fire Chief dated June 2, 2006 requiring that the shared driveway be constructed to certain requirements. Mr. Malster indicated that it is important for the applicant and the Fire Chief to meet and see if they could come to an agreement with regards to how this driveway is to be constructed.

[Mr. Flanagan, Jr. indicated that his father did not seem to have a problem with increasing the pavement width and creating a turnaround. The impression from the Board was that the father did have an issue. Another issue is that the Fire Chief wants a fire hydrant in close proximity, which will require a 6-inch pipe into the property at some expense. The father must have to rehire his engineer to change the plan to accommodate the Fire Chief's changes and this has to be done prior to the next scheduled public hearing.]

On a motion by Mr. Moore and seconded by Mr. Olanoff, the Board unanimously voted unanimously to continue the public hearing to September 12, 2006 at 7:30 pm.

Planning Board Reorganization (Participation on other Committees)

On a motion by Mr. Moore and seconded by Mr. Olanoff, the Board unanimously voted to assign committee representatives as follows:

Bob Moore will be the Planning Board representative to the Housing Partnership and Rob Malster will be the alternate;

Steve Olanoff will be the Planning Board representative to the Three Rivers

Interlocal Council and Rob Malster will be the alternate;

Steve Olanoff will be the Planning Board representative to the Metropolitan Area Planning Council and George Nedder will be the alternate;

Steve Olanoff will be the Planning Board representative to the Regional Transportation Advisory Council and Rob Malster will be the alternate.

Approval of Meeting Minutes: October 25; Executive Session October 25; November 1; November 15; November 29; December 13; December 20

On a motion by Boob Moore and seconded by George Nedder, the Planning Board unanimously voted to approve the meeting minutes for the following meetings: October 25, 2005; Executive Session October 25, 2005; November 1, 2005; November 15, 2005; November 29, 2005; December 13, 2005; and December 20, 2005.

Continuation of Public Hearing: Howard Estates

Applicant: Charlie & Jane Howard

Project: 2-lot subdivision at 265 Dover Road

In Attendance: Charlie & Jane Howard; Steve Poole, Project Architect

Steve Poole stated that at the last public hearing, there was a lot of discussion and concern expressed about the steepness of the road (17 percent grade). An alternative plan is now being presented that has a road layout that "wiggles" to reduce the steepness to 14 percent. The amount of leveling area is also increased.

Mr. Poole stated that they could address 90 percent of the items addressed in the Town Engineer's technical review letter dated June 2, 2006.

John Bertorelli stated that he preferred the alternative plan because of the increased leveling area. However, the alternative plan shows the actual pavement outside of the street layout, which is a major issue. The water and sewer will remain within the layout.

Arthur Howe, 259 Dover Road, stated that he is an immediate abutter and he clearly favors the alternative plan because the roadway swings away from his house. He also stated that he has an agreement with the Howards for them to remove the existing driveway that is now the only access to the Howards' property which is on the Howe's property.

Diane Beecham stated that there is an issue regarding the application. Because the alternative plan now includes the Howes property as well as Charlie Howard's mother's property on the other side, it will require a new application with all the owners of the properties shown on the plan as signatories. Because the abutters' list will change, it will require a new public hearing and the required notifications. Mr. Malster stated that it looked like the Board was more inclined to prefer the alternative plan with the wiggled road. However, the pavement must be located

within the layout.

The Town Engineer stated that he wants a bigger shoulder for the steeper area of roadway.

Arthur Howe stated that he wants the roadway to look as much as possible like a driveway.

It was stated that in return for the requested waivers, the Applicant will restrict the number of lots in the subdivision to two lots.

On a motion by Mr. Nedder and seconded by Mr. Olanoff, the Board unanimously voted to continue the public hearing to August 3, 2006. [This will essentially be a new public hearing with new abutter notification and the required legal notices.]

On a motion by Mr. Olanoff and seconded by Mr. Moore, the Planning Board voted to accept the Applicant's written request to extend the time from which the Board has to make a decision on the Howard's Estates Definitive Plan to August 23, 2006.

Working Session on Development of MUOD Rules and Regulations: Water In Attendance: Ralph Willmer, VHB; Drew Shelton, VHB; Dan Bailey, Rackemann, Sawyer & Brewster

Mr. Malster asked what would be the impact on these regulations if there were changes to the Water Resource Protection District? Mr. Willmer stated that the actual analysis protocol would not change but the results may change. Mr. Bailey stated that the developer might want an on-site power generator and an on-site waste water treatment plant.

Mr. Willmer stated that if a developer wanted a waste water treatment plant, then that would require extensive filings with MEPA.

Ms. Beecham stated that the potential mitigation measures listed in the water regulations are the crux of the analysis and it would have to be made sure that these are reported on in detail. These items can not be used simply as a check list.

Other issues to be included in the water rules and regulations are:

- issue of monitoring
- issue of catastrophic spill plan
- maintenance plan
- methodology for analysis

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