

**Town of Westwood Planning Board
Meeting Minutes
50 Carby Street
September 12, 2006
7:30 PM**

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

Board Members Absent: none

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

The meeting was convened at 7:30 pm.

Public Hearing: Application for Site Plan Review for Water Pump Station

Applicant: Dedham-Westwood Water District

Address: 200 Dover Road

Project: Construction of a 16' x 36' Water Booster Pump Station

In Attendance: Bob Iben, Dedham-Westwood Water District; Leah Stanton and Bruce Adams, Weston & Sampson, Project Engineers

Mr. Malster read the legal notice and opened the public hearing.

Ms. Stanton indicated that she would first discuss the proposed pumping station at 200 Dover Road and then the second station proposed for 275 Providence Highway.

Regarding the Dover Road station, there is now a booster station in use since the 1950s to boost water pressure for approximately 80 houses. The Water District wants to replace this old station with a new one to be located at 200 Dover Road. It is proposed to be a 15' X 30' building, prefabricated with a new clapboard finish.

Ms. Stanton indicated that there has been a lot of concern expressed about this station by Dover Road residents during the Conservation Commission hearings and they have worked with the residents to locate the building in an acceptable location on the property. They are expecting an Order of Conditions to be approved at the Conservation Commission's meeting on September 13, 2006.

Ms. Stanton indicated that the pumping station will have four pumps and a liquid gas propane generator. The Water District will install considerable screening in response to the neighbors' concerns.

Ms. Stanton stated that the application was presented to the Conservation Commission in March. Since then, the District has worked with the neighbors to find a suitable location for the building on the site. In fact, the building was moved a total of three times to its present location.

Ms. Beecham stated that as part of the Zoning Bylaw recodification, the list of applicable "triggers" for site plan review was condensed to three and eliminated

some of the exceptions that were there previously. This is why this project is now going through site plan review when similar projects under the old bylaw would not have been subject to it.

Ms. Stanton stated that there have been some slight changes to the plan since this application was filed: one light is now shown on the entry way; a planting list is now shown on the plans; and a coated chain link fence is shown around the underground liquid propane tanks.

Ms. Stanton stated that the liquid propane tanks will not be a threat to the underground water system. She indicated that the Fire Chief has expressed concerns about the possibility of the tanks floating. There will be further discussions with the Fire Chief during the building permit process to ensure that this does not happen.

Mr. Olanoff questioned whether liquid propane was allowed in the Water Resource Protection District? Ms. Stanton replied that liquid propane does not apply because it is not actually a liquid; if it were to spill, it would automatically evaporate.

There will be no floor drains and these have been taken off the plans.

Mr. Alexander stated that he expects that there will be no disturbance to any major trees. In fact, the site was originally used as a gravel operation and so there are not a lot of large, mature trees on the site anyway.

Bill Holbrook, 60 Birchtree Drive, asked about the noise that will be emitted from the pumping stations. Ms. Stanton responded that the only noise that might be heard is when the generator is turned on which will be once a week.

Mr. Holbrook asked about the construction schedule. Ms. Stanton responded that construction is expected to begin in January.

Jim Earley, 195 Dover Road, stated that evergreens, especially hemlocks, were discussed at the Conservation Commission meeting to be used as screening but that they are not shown on the planting list. Ms. Stanton responded that the Water District will have no problem including hemlocks on the planting list. The Conservation Commission had not identified species as part of their Order of Conditions but the Water District will work with the residents to identify the desired species of trees.

It was indicated that the siding will be a deep green color.

Public Hearing: Application for Site Plan Review for Water Pump Station
Applicant: Dedham-Westwood Water District
Address: 375 Providence Highway
Project: Construction of a 15' x 30' Water Booster Pump Station

Ms. Stanton indicated that the MWRA pump station would be located on an

easement at 375 Providence Highway. This pump will allow water from the MWRA system to be pumped into the Dedham-Westwood Water District system. The project will consist of a 15-foot x 25-foot building with two pumps and a back-up generator. An Order of Conditions from the Conservation Commission has been issued. The property will be fenced with barbed wire because of safety concerns.

Ms. Stanton indicated that the fuel supply for this generator would be natural gas. The building will have a brick face exterior and there will not be landscaping because it is important not to hide the building. There will be a black chain link security fence around the property. There is an existing street light next to the pump station which will provide the majority of lighting but there will also be an entry light.

Stan Sylvester, 126 Willard Circle, indicated that the 175 pounds of water pressure in these pipes can be very dangerous. The Dedham-Westwood Water District should notify residents to get pressure reducers. He indicated that the normal water pressure is 40 to 60 pounds for a residence. If this pump station going to further increase the water pressure? Ms. Stanton responded that this project will not have an impact on this.

Paul Kelly, 107 Willard Circle, asked how far back the building was from South Brook? It was stated that it was not far from South Brook, approximately 50 feet. Mr. Kelly indicated that he was concerned about the noise. Ms. Stanton responded that the pump would only run in the summer.

Bruce Montgomery indicated that these were electric motors with mufflers and that he had one next to his office. He indicated that there was not any discernable noise.

Mr. Kelly asked if the building could be seen in the winter. The answer is yes because the pool building can now be seen from Willard Circle.

On a motion by Mr. Moore and seconded by Mr. Montgomery, the Planning Board voted unanimously to close the public hearing.

On a motion by Mr. Olanoff and seconded by Mr. Moore, the Board unanimously voted to approve the 200 Dover Road pump station application with the condition that the Board receive the final plans and the final color of the building be specified. On the same motion, the Board unanimously voted to approve the 375 University Avenue pump station application.

**DECISION OF THE PLANNING BOARD
OF THE TOWN OF WESTWOOD**

APPLICANT: Dedham-Westwood Water District

PROPERTY

LOCUS: 200 Dover Road
Assessors' Map 09, Parcel 165

HEARING: The Planning Board of the Town of Westwood held a public hearing in accordance with the General Laws of the Commonwealth of Massachusetts on Tuesday, September 12, 2006 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, to consider the application of the Dedham-Westwood-Water District pursuant to the provisions of Section 7.3 of the Westwood Zoning Bylaw [Environmental Impact and Design Review].

STATEMENT OF FACTS

The Dedham-Westwood Water District proposes to construct a water booster pump station at the current site of the Rock Meadow ground water well at 200 Dover Road to accommodate four pumps and a backup liquid propane generator. The new pump station will replace the existing, underground High Rock pump station located at the intersection of Rock Meadow Road and Dover Road.

The pump station will consist of a 16-foot by 36-foot pre-manufactured building with a vinyl siding exterior. Two one thousand gallon liquid propane tanks will be installed underground next to the pump station, which will be enclosed by fencing. Approximately ten trees will be installed on the site to screen the pump station from residences on Dover Road. Parking will be provided on-site on the existing gravel drive.

DECISION OF THE WESTWOOD PLANNING BOARD

The Planning Board, by a vote of five in favor and none opposed, hereby submits its Impact Decision *approval* pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described in the application therefor dated August 16, 2006 and the following related submissions (together hereinafter referred to as the "Project Plans") filed with the Planning Board by or on behalf of the Dedham-Westwood Water District:

1. Plan entitled "High Rock and MWRA Water Pump Stations Project Westwood, Massachusetts High Rock Pump Station Site Plan", dated March 8, 2006 and revised through August 1, 2006, prepared by Weston & Sampson Engineers, Inc., Five Centennial Drive, Peabody, MA 01960, consisting of one (1) sheet (page C-1);
2. Plan entitled "High Rock and MWRA Water Pump Stations Project Westwood, Massachusetts Details", dated August 1, 2006, prepared by Weston & Sampson Engineers, Inc., Five Centennial Drive, Peabody, MA 01960, consisting of one (1) sheet (page D-1);

3. Plan entitled “High Rock and MWRA Water Pump Stations Project Westwood, Massachusetts Details”, undated, prepared by Weston & Sampson Engineers, Inc., Five Centennial Drive, Peabody, MA 01960, consisting of one (1) sheet (page D-2);
4. Application packet dated August 16, 2006 containing the following appendices: (A) Locus Map; (B) Project Description; (C) Construction and Site Plans; (D) Alternatives Analysis (as submitted to the Conservation Commission; (E) Architectural Rendering; (F) Certified Abutters List; (G) Construction Specifications; (H) Conservation Commission Order of Conditions; (I) Drainage Report & Fill Removal Calculations; (J) Table of Development Data;
5. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

CONDITIONS

The foregoing approval is issued to the Applicant in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans in all respects, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. The floor drain that drains to a dry well shall be eliminated from the Project Plans or revised to comply with applicable health and building regulations.
3. A detail of the fencing shall be provided on the Project Plans which shall show the fencing height and materials.
4. The color of the pumping station exterior shall be a deep green color.
5. The Applicant shall work with abutters to identify the species of trees that will serve as screening. The plantings list as shown on the Project Plans shall be updated to reflect these changes.
6. The Applicant shall revise the Project Plans incorporating all the above Conditions for submittal to the Building Inspector at the time of filing for a building permit.

DECISION OF THE PLANNING BOARD OF THE TOWN OF WESTWOOD

APPLICANT: Dedham-Westwood Water District

PROPERTY

LOCUS: 375 Providence Highway
Assessors' Map 24, Parcel 003

HEARING: The Planning Board of the Town of Westwood held a public hearing in accordance with the General Laws of the Commonwealth of Massachusetts on Tuesday, September 12, 2006 in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts, to consider the application of the Dedham-Westwood-Water District pursuant to the provisions of Section 7.3 of the Westwood Zoning Bylaw [Environmental Impact and Design Review].

STATEMENT OF FACTS

The Dedham-Westwood Water District proposes to construct a water booster pump station that will pump water from the 36-inch MWRA water main located in Providence Highway to the Westwood High Service System. The pump station will be located at 375 Providence Highway in an easement granted by Butler Trust.

The pump station will consist of a 15-foot by 30-foot pre-manufactured building with a brick masonry exterior and an asphalt shingle, gable end roof. A MWRA meter will be installed in a meter pit and a back-up generator will be installed within the pump station building in an adjacent room. The generator will run on natural gas, which will be serviced from an existing gas main located in Wilson Way. The project area will be enclosed by a chain link fence surrounded by barbed wire. Parking will be provided on-site.

DECISION OF THE WESTWOOD PLANNING BOARD

The Planning Board, by a vote of five in favor and none opposed, hereby submits its Impact Decision *approval* pursuant to Section 7.3 of the Westwood Zoning Bylaw for the Project as described in the application therefor dated August 16, 2006 and the following related submissions (together hereinafter referred to as the "Project Plans") filed with the Planning Board by or on behalf of the Dedham-Westwood Water District:

6. Plan entitled "High Rock and MWRA Water Pump Stations Project MWRA Pump Station Site Plan", undated, prepared by Weston & Sampson Engineers, Inc., Five Centennial Drive, Peabody, MA 01960, consisting of one (1) sheet (page C-2);
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8. Plan entitled "High Rock and MWRA Water Pump Stations Project Westwood, Massachusetts Details", undated, prepared by Weston & Sampson Engineers, Inc., Five Centennial Drive, Peabody, MA 01960, consisting of one (1) sheet (page D-2);
9. Application packet dated August 16, 2006 containing the following appendices: (A) Locus Map; (B) Project Description; (C) Construction and Site Plans; (D) Architectural Rendering; (E) Certified Abutters List; (F) Construction Specifications; (G) Conservation Commission Order of Conditions; (H) Drainage Report; (I) Table of Development Data;
10. All of the foregoing plans and reports are hereby incorporated by reference and made part of this Decision.

CONDITIONS

The foregoing approval is issued to the Applicant in accordance with the terms and conditions set forth below, all of which are an integral part hereof:

7. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans in all respects, and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
8. The floor drain that drains to a dry well shall be eliminated from the Project Plans or revised to comply with applicable health and building regulations.
9. A detail of the fencing shall be provided on the Project Plans which shall show the fencing height and materials.

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, Tuesday, September 12, 2006, 8:50 p.m. at Westwood Town Hall, 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 – 117, 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.]

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

At the request of the Applicant, on a motion by Steve Olanoff and seconded by Bruce Montgomery, the Board unanimously voted to immediately continue this public hearing without taking any testimony to October 24, 2006 at 7:30 pm.

The meeting was adjourned at 10:50 pm.