

**Westwood Planning Board Meeting**  
**Tuesday, August 13, 2019**  
**7:00 pm**  
**Champagne Meeting Room**  
**50 Carby Street, Westwood, MA 0290**

**Call to Order:**

The meeting was called to order by Chair Gorman at approximately 7:06 pm. The meeting was video recorded by Westwood Media Center. Chair Gorman explained the meeting procedures.

**Present:**

Planning Board members present: Brian D. Gorman, David L. Atkins, Jr., Christopher A. Pfaff, Deborah J. Conant and William F. Delay. Staff members present: Abigail McCabe, Town Planner and Jessica Cole who recorded the meeting minutes.

**10 Longwood Drive, Fox Hill Village - EIDR\* Public Hearing** - Application proposes the demolition of an existing two-story south building wing formerly occupied by the Clark House Nursing Facility to construct a new three-story building addition for 24 assisted living residences with associated indoor amenities, walkways, parking, utilities and associated site work.

Applicant: Attorney for Fox Hill Village Johanna Schneider was present to introduce the project with her team.

Tony Amico, Managing Director at Fox Hill Village, Dan Coli, architect from Perkins Eastman, and Charlie Shepard, civil engineer from CDM.

Tony Amico, General Manager at Fox Hill Village, presented the Fox Hill Village mission and a brief history. The Clark House had a big decline so Mass General decided to close it in 2018, and now FHV wants to build 24 assisted living residences, an indoor swimming pool and a new fitness center.

The team was present to discuss the current building and the proposed project which included:

A Drainage plan, a rain garden, a catch basin, a new manhole, new trench drain, and a second roof drain under the patio. There will only be new utilities in the back which will tie into the existing utilities and will include a new fire hydrant. The exterior materials will be different due to the updating of materials. The building will be energy efficient. The Team then went over the EIDR Design Standards. It was a quick overview which included taking down trees, but putting up 51 new trees, the grades and scale of the building will stay about the same. There will be a larger landscaped area in the front, the parking is better and it will make it better for emergency vehicles, sidewalks and ramps will be improved and there will be improved energy efficiency.

**Staff Comments:**

Ms. McCabe reported that the project requires Conservation and Zoning Board approval.

The Conservational Commissioner recommended native species plantings to be included into the plan. The Zoning Housing Agent requires a special permit, affordability of 15% which is 4 affordable housing units, the applicant is still working on this for the ZBA, and the Planning Board should make a recommendation to the Zoning Board.

The Fire Department is requiring a new hydrant and a bi-directional amplifier in a new radio box.

The Health director, has some standard conditions from the Health Department prior to demolition and construction FHV will need to hire Pest control, do an asbestos survey, look for underground tanks and permitting of any portable toilets and dumpsters. FHV will need a construction management plan and will need a permit for the pool and food establishment.

Phil Paradis, from BETA, was present and reviewed the project for the town. He said that it is a well put together package with many improvements. Mr. Paradis wants to see a traffic study, but it will probably not be significant. The stormwater management will improve the treatment and infiltration, and recommends subdrains under the drain guards so they drain properly. He would also like to see a lighting package, and wants to ensure that there is adequate snow storage.

**Board Comments:**

The Board appreciated the energy efficiency with the impact.

Did you consider solar panels? *The roofs will be ready for solar panels, and will look into solar panels.*

Public Comments:

The Chair asked for any public comments and there were none.

Additional Comments:

Ms. McCabe wants to continue to the next meeting and the Applicant can respond to any issues.

Ms. McCabe asked the Board members to weigh in on the waiver request for the traffic study waiver and if the Board agreed with the recommendation for a traffic comparison evaluation of previous and proposed use.

The Board and Mr. Paradis recommend a Summarization of the numbers that are expected.

Action Taken:

Upon a motion made by Ms. Conant and seconded by Mr. Pfaff, the Planning Board voted 5-0 to continue the public hearing to Tuesday, September 3 at 7:00pm at 50 Carby Street to allow time for applicant to submit revised plans and material as requested by the peer review, the Board, and any new comments from the hearing.

**272 Summer Street- Earth Material Movement (EMM) EIDR\* Public Hearing** - Applicant proposes to import 5,184 cubic yards of earth material to re-grade the property to construct a single family dwelling and driveway on an undeveloped lot.

David Johnson, from Norwood Engineering, was present to represent the applicant, Mr. and Mrs. D'Alessio. He discussed the project as a 70,000 Square Foot lot, which has been through Conservation Commission and was granted approval on 7/24. Approximately 5,000 cubic feet of earth will be brought in via 128-109-Summer Street. Recommendation of soil samples and they will be provided to Ms. McCabe. Stormwater has been reviewed and approved.

Staff comments:

Phil Paradis provided a memo, he requested clean fill and we will need certification.

Ms. McCabe noted that the Conservation Commission has reviewed and approved.

Board Comments:

You will live here? Yes

Pool? *Entire activity is outside the buffer, well within the area.*

How close to the Wetlands? *It is well outside the 100 foot area.*

Public Comments:

None

4 waivers:

Traffic Study, Exterior Lighting Plan, Presentation Model and Drawings and Renderings.

Action Taken:

Upon a motion made by Ms. Conant and seconded by Mr. Pfaff, the Planning Board voted 5-0 to approve the 4 waivers.

Suggested 8 conditions were read by Ms. McCabe and she summarized them.

Action Taken:

Upon a motion made by Ms. Conant and seconded by Mr. Delay, the Planning Board voted 5-0 to Approve the EIDR for earth movement at 272 Summer Street as submitted on the plan with the 8 conditions of approval stated by Ms. McCabe.

Action Taken:

Upon a motion made by Ms. Conant and seconded by Mr. Pfaff, the Planning Board voted 5-0 to close the public hearing.

### **300 Fox Hill St. & 25 Fox Meadow Drive, Approval Not Required (ANR) Plan**

Ms. McCabe stated that the applicant submitted a request to withdraw the plan, and Ms. McCabe said that it is not considered an ANR. David Johnson of Norwood Engineering was present to explain, the owner on Fox Hill St owned the land that created the whole subdivision and owns Lot 4. He thinks that it is an Internal Lot Line adjustment. There is an alternative plan that will be sent to the Building Inspector and Ms. McCabe.

Ms. McCabe and the Building Commissioner recommend that the Planning Board determine that it was filed improperly as an ANR plan, and still needs to go through a Public Hearing to approve the original Definitive Subdivision certificate of vote for approval, which required any changes to the total number of lots and the lots to return to the Planning Board.

Action Taken:

Upon a motion made by Ms. Conant and seconded by Mr. Delay, the Planning Board voted 5-0 to determine this Plan was improperly filed as ANR because the proposed Plan requires subdivision approval. The Planning Board hereby accepts the Applicant's request to withdraw without prejudice received August 13, 2019.

### **Review and Discussion of Zoning Amendment Articles to submit to for Fall Town Meeting**

Ms. McCabe stated that the Select Board meeting on Aug 26th they will consider articles, and they will decide by Sept 15th if there will be a Fall Town Meeting.

Staff and Board Comments:

The Planning Board came up with some suggested articles:

Zoning article for renting of rooms-limiting the rentals to a minimum of 30 days.

Ms. McCabe suggested to define what you are regulating and she wants to put more time into the Comprehensive Plan.

A need to define Treatment Center, it is an undefined use that can be done at the Spring Town Meeting.

A Zoning map change for Morrison Field-FMUOD.

Make the bylaws prohibitive, and look at Table of Uses.

The Planning Board will discuss 4 Zoning Articles to review at our next meeting, the board voted on the suggestions.

Zoning map change-FMUOD-Morrison Field lot-5-0

To limit renting of rooms to regulate Short Term rental-5-0

Adding Prohibitive language for uses not defined 5-0

Gun Shop look at the existing language and locations- 5-0

Substance Treatment-propose the same language-reasoning on the Map-add as an agenda item, and a placeholder for the Spring Town meeting.

### **Comprehensive Plan Update - Progress Reports from Liaisons**

Ms. McCabe said that there have been some meetings and more are coming up. The Steering Committee members are meeting in their small groups (2 per subject area) will come together in September and will have an initial draft, and the Planning Board will review and see how they want to move forward. The goal is to have a first draft in September.

Mr. Delay would like to see the Planning Board budget and review.

### **Other Business Items:**

Since there is no election in November, Ms. McCabe suggested that the Planning Board change meeting from Monday, November 4 to Tuesday, November 5. Ms. McCabe reviewed the Islington site, CVS is almost ready and there is fence screening around the dumpster.

Peer Review selection:

Ms. McCabe said that 215 High Street, may be coming back, and we will need to select a Peer Reviewer. It is an OSRD and BETA is well versed in OSRD's.

**Adjournment:**

Upon a motion made by Ms. Conant and seconded by Mr. Mr. Pfaff, the Planning Board members voted 5-0 in favor to adjourn the meeting at approximately 9pm.

**List of Documents:**

<p><b>10 Longwood Drive - Fox Hill Village - EIDR</b>          Public Hearing Notice, Westwood Planning Board, 7/12/2019, 1 page          Environmental Impact Narrative, From: CDW Consultants, Inc., 7/10/2019, 4 pages          Plan Set - Civil &amp; Architecture, From: Perkins Eastman, 7/11/2019, 22 pages          Stormwater Drainage Report, From: CDW Consultants, Inc., 7/10/2019, 239 pages          Aerial Photo, From: Perkins Eastman, 1 page          Waiver Request-Longwood Drive #10, From: CDW Consultants, Inc., To: Town of Westwood, 7/10/2019, 1 page          Staff Review Comments, 8/12/2019, 2 pages          BETA Peer Review Comments 10 Longwood Drive Peer Review 8-9-19, From: BETA, To: Abigail McCabe, 8/9/2019, 7 pages          Photos from August 7, 2019, 2 pages          Visual Summary, From: Perkins Eastman, 8/7/2019, 1 page</p>	<p>PDF</p>
<p><b>272 Summer Street - EMM EIDR</b>          Public Hearing Notice, Westwood Planning Board, 7/12/2019, 1 page          Project Description, 1 page          Site Plan, From: Norwood Engineering, 7/10/2019, 2 pages          Permit Plan Set, AD Architect, 5/15/2019, 8 pages          Stormwater Summary, 1 page          Aerial Photo, 1 page          Site Frontage Photo, 1 page          Waiver Requests, From: Norwood Engineering, 1 page          BETA/Engineering Review Memo, From: BETA, To: Todd Korchin &amp; Abigail McCabe, 8/6/2018 (sic), 1 page          Staff Review Comments, 1 page          Hydrants-Summer Street #272, 1 page          Curb Cut-Summer Street #272, 1 page</p>	
<p><b>Approval Not Required (ANR) 25 Fox Meadow Drive &amp; 300 Fox Hill Street</b>          ANR Plan, From: Norwood Engineering, 6/1/2019, 1 page          Planning Board Approvals Subdivision &amp; Special Permit, 6/2/1005, 18 pages          Aerial View, 1 page</p>	
<p>Town Planner, Abigail McCabe Memorandum to Planning Board, Subject: Meeting Summary fo August 13 Meeting, dated August 8, 2019, revised August 13, 2019</p>	<p>PDF</p>