

Westwood Planning Board Minutes
Tuesday, October 1, 2019
7:00 pm
Champagne Meeting Room
50 Carby Street, Westwood, MA 02090

Call to Order:

The meeting was called to order by Chair Gorman at approximately 7:00 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, Pat Ahern, Town Counsel and Jessica Cole who recorded the meeting minutes.

215 High Street- Open Space Residential Development Special Permit Public Hearing – High Meadows, LLC proposes to construct nineteen (19) age-restricted single-family residential dwellings at 215 High Street as part of an Open Space Residential Development (OSRD), a portion of the open space is on rear of 258 Grove Street. The application includes a consolidated EIDR* and EMM* review and public hearing.

Applicant:

Mr. Michael Yanoff was present and gave a brief background and history of why he's proposing this 55 age restricted community. Highland Meadows in Weston gave him the idea for this project. He is Westwood resident and looking to downsize and wants to stay in Westwood. He has brought in two other lifetime residents of Westwood for this project so they can stay in town, and will all be living in this proposed community. He has reached out to abutters prior to submitting this application.

Mark Romonowicz, High Meadow Development, was present and did a presentation on the 55 age restricted community. He described what the homes will have; a Homeowners Association (HOA) will be present, 19 homes in total with 11 single and 8 townhomes. The proposal includes three affordable homes, two offsite and one onsite.

Scott Rogers, Project Engineer was present and spoke about the rise in topography, the pond on the property, trees on the outskirts and the Open Space requirements of the zoning.

Tom Minor, Landscape Architect, discussed the preliminary landscape design for the community. He discussed trees, using native materials and evergreen shade trees. The lighting will be a residential scale using 10 ft. poles with LED. The landscaping will vary for each individual home.

Mr. Romanowitz continued and discussed the 4 step design process and the look and floor plan of the proposed homes. They will be 1.5 story homes with 2 bedrooms and a lower level. The Townhomes will be 2 sets of 4 homes clustered together. They are proposing a 20 foot wide road; no sidewalks proposed at this time, they are proposing significant landscaping. They met with Westwood Fire Department and emergency access meets the requirement, they also met with the water dept., and they will put in three hydrants. Westwood Police raised an issue of speed, and are concerned with the traffic pattern, they will look at the radius of the curb at the entrance drive.

Mr. Romanowitz then went through the waivers.

-Monolithic berm not a Cape Cod berm, not as tall.

-No sidewalks

-Drainage on site is going to be difficult but are continuing to work on a proposal that will capture and infiltrate the stormwater

-Trails, we've been sensitive to the abutters and the new homeowners, they have received feedback from neighbors.

Jeffrey Dirk, Traffic Assessor, was present and did a transportation study, it is a very low traffic generator, 80 daily trips, make sure vehicles are entering the site slowly, site lines of the driveway, need an adequate line of site of 305 feet, and there is a sufficient site line.

Staff Comments:

Ms. McCabe reported that the Board's hired peer review, Tom Houston of PSC is here this evening. She added that this project also requires a Conservation Commission review. Since this is proposed as a private way, Public Works will not be responsible for snow, trash or recycling removal. Additionally, Ms. McCabe informed the Board that they should talk about the affordability requirement and proposal submitted tonight. The Board should also weigh in on the waiver requests particularly the sidewalk and street trees.

Tom Houston, PSC, Peer reviewer for the Town was present and went over all of his concerns and the applicants waivers. He discussed the challenging areas: storm water, required open space and he asked for a proof plan. Community facility: lawn area with potential, the board can evaluate it if the outdoor area is acceptable. Another concern is that the Planning Board requires a 50 foot leveling area, and the leveling area is less than 20 feet. He suggested 24 foot wide pavement, restrict parking to one side of the street only and consider sidewalks, walking is a common activity, maybe one sidewalk that can link up with High Street. He wants to see a hydrant placed at the end of the roadway. He suggested a common mailbox facility that is requested by the USPS. He recommends additional 17 test pits to confirm the design system in all the drainage areas. He made suggestions to help enforce two bedroom limit zoning requirement. Overall he went over his 88 comments as outlined in his peer review letter to the Board dated September 30, 2019.

Board Comments:

- How will we see those comments? Please add the comments numbers.
- Planning Board wants to see a sidewalk on at least one side that will connect to High Street.
- Planning Board suggested having no parking on the street in the development.
- Stormwater Management, very concerned, it must be handled correctly, flooding basements is a concern please come back with a clear plan.
- Look at the lofts, make sure that they cannot be easily converted into a third bedroom.
- Community facilities: Any other ideas? Does the one in Weston have one? Yes.
- Please send address of Highland Meadows in Weston.
- Will there be Solar or any alternative Energy?
- Discrepancy of the math: They are comfortable with the 50%.
- No privacy fences? *Mostly not, tried to do landscaping screening, fences on townhomes in their private courtyard*
- Sending large truck template around the cul de sac.
- Is there curbing at cul de sac? *Berm will be around the island.*
- What is the traffic count now? *No traffic count now.*
- Designs besides Cape Cod? *Colonial too, will mix it up.*
- Emergency Road? What is the proposal? Maintenance proposal? *It will be plowed constantly, historically a gate that is not locked. Wants to do a wooden gate.*
- Distance from main gate to emergency road? *100 feet.*
- Waivers are a way to get a job done better, and the PB will decide. Some items will not be waived and usually around safety.

Chair Gorman opened the hearing up to public questions and comments.

Public Comments:

R. Soule, 233 High Street, was present, he is not an abutter, Is this project already approved?

Ms. McCabe replied: This is a Special Permit Application; the public hearing for the special permit was opened tonight. It is a 2 step process, the plan was approved in March 2018 where the Board determined the suitability of the land and set the maximum density.

He is opposing the project; this isn't the greatest spot for this. Too many waivers, questions the topography, traffic, drainage, seems like too many houses, very tight, it's not the right place.

B. Langenberg, 259 Dover Road, was present, he discussed how he moved to Westwood because he liked the aesthetic of the town, 8 acres of land and 19 residences seems too tight. Not sure what is in it for the Town.

M. Washienko, 226 Dover Road, was present, she moved to Westwood for the open space 40 years ago. She is very concerned and wants to know what Westwood gains? She said that the entrance and exit of this property is dangerous. If Harlequin Stables was being sold, how many homes according to present zoning now is allowed? Put up 4 houses, 2 acres for each house. Did you meet with Grove Street residents? They were against the last development.

Applicant responded that he had 2 abutter meetings at Mr. Yanoff's home, no one stood up and approved the pre-approved plan and this one is better. Not the typical developer.

M. Soule, 233 High Street, was concerned about the traffic; she can't get in or out of her driveway, water and the density.

Mr. K. Goldman, 129 Summer Street, was present, and is familiar with Harlequin Stables. What will it look like? What about the next guy? A lot of building is happening on Summer Street and it will continue. It is a nice development, but is this the right location? Is this what you want Westwood to look like? What do you want Westwood to look like?

P. Taylor, 165 High Street, I can't walk my grandchild along the sidewalk. Water and the traffic are her main concern, concerned with density and would prefer to see four homes.

J. Ahigian, 69 Summer Street, was present he purchased there for the space and is concerned that it is too many homes for the area, and it sounds like his lot will flood if the homes are built.

M. Flanagan, 215 High Street, understands the complaints about the traffic, has had the Fire Department to her home, the right hand turn is tough, but doable in a truck.

Board Discussion

The Board asked Applicant to respond to peer review report and submit revised plans, would like to see sidewalks at least on one side of the road and with a contribution to the Town's sidewalk fund, would like a site visit for the board members that couldn't make the first one, requested a proof plan, asked about solar, update the plans to clearly show the open space requirement calculations, energy efficiency considerations.

Action Taken:

Upon a Motion made by Ms. Conant and seconded by Mr. Delay, the Planning Board voted 5-0 to continue the public hearing to Tuesday, November 5 at 7:00 pm at 50 Carby Street.

45 Clapboardtree Street - Approval Not Required (ANR) Plan—Lot line revision to lot 3 of the previously endorsed ANR plan that creates eight lots consistent with the April 23, 2019 open space residential development special permit approval for a lot with 40 residences, a field lot, and six single-family lots in SRC zoning district.

Ms. McCabe stated that it is a lot line revision after meeting with the sewer department, but no longer need access to the well so the proposed lot three configurations has been revised because the previous shape extended out around the well. They will be the same lot sizes, just reformatting to round out the lots for a better configuration.

Dan Green was present and he said that it came up when they were talking with public works, and now the Green Company will supply water to the soccer field. He just reconfigured the lots and made a simpler line. It came up about 2 weeks ago with the Town Sewer commission.

Action Taken:

Upon a motion made by Mr. Atkins and seconded by Mr. Pfaff, the Planning Board voted 5-0 to endorse the ANR at 45 Clapboardtree Street.

Other Business:

**Review of Zoning Board of Appeals Application
10 Longwood Drive**

Ms. McCabe explained that the Applicant did request for a continuance because the proposal is incomplete, and she recommended a more complete application.

Mr. Ahern, Town Counsel, was present and suggested the Planning Board/Ms. McCabe send a notice and tells them what you expect from them so we can make a fair determination.

Staff and Board Comments:

4 affordable is the minimum which is required. The Board is okay with sending a memo as prepared by staff about submittal requirements for the Planning Board's review.

21 Pheasant Hill Street: No staff comments

34 Lakeshore Drive No comments

Comprehensive Plan Update, Report from Liaisons –

Ms. McCabe said that the Planning Board will receive a full draft one week in advance. Public Presentations will begin on October 22 with Community Facilities, and continue on November 5, November 19, December 10 and into January. The full schedule will be confirmed soon and publicized. The Board requested the 2000 sections for each to compare.

Select January 2020 meeting dates

Ms. McCabe recommended Jan 7, 21 & 28

Approval of Minutes: 8/13, 9/3, 9/17

Move to the next meeting

Other Business:

Add any agenda items to add to future meetings:

Anything Board members

Add Review Material Format, electronically, discuss as a Board.

Mr. Ahern, Town Counsel, stated that the Planning Board is better off taking an offline meeting with Ms. McCabe, Mr. Ahern and Ms. Loughnane, and maybe Donna McClellan, it may be more beneficial to discuss the budget and the organizational chart to add to the agenda for the staff meeting.

Budget is done at the end of November.

Recommend meeting before the next Planning Board meeting.

Mr. Chairman would like to see the Budget and the Organizational chart on the next agenda.

Oct 22, we will start Comprehensive Plan and 2 public meetings

How can we schedule the site visit?

Just let Ms. McCabe know a few dates/times, so she can get the property owners permission.

Adjournment:

Upon a motion made by Mr. Atkins and seconded by Ms. Conant, the Planning Board voted 5-0 to adjourn the meeting at 9:50pm.

List of Documents:

Town Planner Memo to Planning Board Members, re: Summary for October 1 Planning Board Meeting, dated September 27, 2019, revised September 30 (6 pages)	PDF
---	-----

<p>215 High Street - OSRD</p> <p>Public Hearing Notice, Westwood Planning Board, 2 pages</p> <p>Proposed Plans (Site & Architectural), From: J.K. Holmgren Engineering, 8/29/2019, 26 pages</p> <p>Signage-Lighting-Planting-Plans, From: Hawk Design, Inc., 8/29/2019, 7 pages</p> <p>4 Step Design Process, From: Hawk Design, Inc., 8/29/2019, 9 pages</p> <p>Environmental Impact Statement, From: J.K. Holmgren Engineering, 7 pages</p> <p>Traffic Impact Assessment, From: Jeffrey Dirk, To: High Meadows, LLC, 8/26/2019, 21 pages</p> <p>Yield Calculations, 1 page</p> <p>Waiver Request, From: J.K. Holmgren Engineering, To: Westwood Planning Board, 8/29/2019, 2 pages</p> <p>Fiscal Impact Report, From: Fougere Planning & Development, 8/27/2019, 14 pages</p> <p>Affordable Housing Proposal, From: High Meadows, LLC, 2 pages</p> <p>Revised Affordable Proposal 09-13-2019, From: High Meadows, LLC, 10 pages</p> <p>Assessor Property Card 783 High Street, Vision Government Solutions, 9/5/2019, 3 pages</p> <p>Stormwater Management Report, From: J.K. Holmgren Engineering, To: Westwood Planning board, 8/29/2019, 229 pages</p> <p>2018 Preliminary Planning Board Approval, Westwood Planning Board, 6/28/2018, 2 pages</p> <p>2018 Staff Recommendation & Comments, January 2018, From: Abby McCabe, To: Mark Romanowicz & Michael Yanoff, 1/4/2018, 3 pages</p> <p>Planning Board Meeting Minutes March 20, 2018 - Preliminary OSRD Approval, 15 pages</p> <p>WAHA memo-2019-09-26, To: Westwood Planning Board, From: Lou Rizoli, 9/26/2019, 1 page</p> <p>Staff Review Comments for 215 High Street OSRD, 9/27/2019, 1 page</p> <p>POST OFFICE INFO, From: Postmaster, Kevin Carter, 17 pages</p> <p>Aerial View 215 High Street, 1 page</p> <p>Photos 215 High Street Site Visit, 4 pages</p> <p>Peer Review Memo - PSC 09-30-2019, From: Thomas Houston, Professional Services Corp, PC, 9/30/2019, 19 pages</p> <p>NEW 10-01-2019: Traffic Supplemental Material, From: Jeffrey Dirk, To: High Meadows, LLC, 9/18/2019, 21 pages</p> <p>Proof Plan 215 High Street 2018 Submittal, From: Hawk Design, Inc., 1/25/2018, 1 page</p>	
<p>ANR 45 Clapboardtree Street</p> <p>ANR Plan, From: Vanasse Hangen Brustlin, Inc., 9/22/2019, 1 page</p> <p>Lot Revision Change Highlighted, 1 page</p> <p>ENDORSED ANR Plan-Clapboardtree St #45 June 2019, From: Vanasse Hangen Brustlin, Inc., 4/22/2019, 1 page</p>	<p>PDF</p>