

Westwood Planning Board Minutes
Tuesday, November 19, 2019
7:00 pm
Champagne Meeting Room
50 Carby Street, Westwood, MA 02090

Call to Order:

The meeting was called to order by Chairman Gorman at approximately 7:00 pm. Chair Gorman announced that the meeting was video recorded by Westwood Media Center and 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 (left the meeting early). Staff members present: Abigail McCabe, Town Planner, Nora Loughnane, Director of Economic Development, Pat Ahern, Town Counsel and Jessica Cole who recorded the meeting minutes.

Comprehensive Plan Update: The Comprehensive Plan Steering Committee will attend the Planning Board meeting to participate in the discussion about the Update to the Comprehensive Plan. Presentation of initial draft goals and draft implementing actions for Sustainability and Transportation plan elements. A presentation will be followed by Board and public discussion on first draft.

Jack Wiggin, Chair of Comprehensive Plan Steering Committee, was present and introduced himself and the Committee members Peter and Pam Kane presenting Sustainability and Resiliency and Steven Olanoff presenting Transportation and Trevor Laubenstein. Mr. Wiggin stated that drafts were made available a week ago as requested, and are on the Town's Website for the two drafts being presented tonight, which are Sustainability and Resiliency Elements and the Transportation Element.

Peter Kane was presented the Resiliency and Sustainability portion of the Comprehensive Plan Update. He discussed Global Warming as a major issue facing Westwood and all communities, the MVP (Municipal Vulnerability Plan) a state program that gives out action grants, the DPW applied and received a grant to work towards becoming an MVP community. The state wants us to come up with nature based solutions. He went over the overarching goals and objectives to create for this element of the Plan which focuses primarily on the Town establishing a Sustainability Action Plan, which is a separate document that will addresses energy, phasing out fossil fuels, solid waste reduction and recycling.

Board Comments:

The Board members noted that they would like to include solar review to all future planning board projects. Mr. Delay would like the Board to review energy efficiency with applications.

Public Comments:

Chair Gorman asked if there were any public comments to which there were none.

Steve Olanoff, Vice Chair of the Steering Committee, was present to discuss the Transportation section of the Comprehensive Plan. He gave a background of the current Transportation issues and major changes in Westwood since the 2000 Plan. They worked with the Pedestrian Bike and Safety Committee and came up with 38 action plans. They want to complete the I95/I95 interchange, work with MBTA and continue to implement the Complete Streets Policy.

Board Comments & Discussion:

Mr. Gorman said that the crosswalk study is very important and said to be careful with the commitment language.

Ms. Conant suggested combining actions T10, T11, and T12 and work towards one shuttle.

Mr. Atkins commented that there is already an App for easy reporting to correct action T19

Mr. Delay suggested an express Shuttle Bus

Chair Gorman asked for public comments.

Public Comments:

M. Washienko, 226 Dover Road, was present and was grateful; traffic is a future challenge for Westwood. Compliment the Town for adding speed bumps; she has experience living on a cut through road. Westwood used to have a Traffic Advisory Board, she recommend that it be reinitiated. We have so many issues; apps advise drivers to use these roads. *Mr. Olanoff responded that the Pedestrian Bike and Safety Committee reviews projects and reports directly to the Planning Board.*

Mr. Galkowski, 320 Dover Road, asked about increasing the road budget and to track spending on road budget. A lot of precipitation, cold weather, sand on hot days this can be an unhealthy environment, with these particles getting into the air. Maybe reduce the speed limits.

Mr. Olanoff responded that it is important to continue and further look at the storm water systems in town.

Housing Production Plan Continued Public Hearing (continued Public Hearing from 11/5/19). The Westwood Housing Partnership prepared a Housing Production Plan (HPP) with input from the Planning Board, Select Board, Town Staff, and Residents. A Housing Production Plan is a proactive strategy for planning and developing affordable housing.

Sarah Bouchard, Housing Agent for Westwood, was present to give a description of the plan. Ms. Bouchard went over her new adjustments and additions to the Plan as requested on November 5th at the last meeting. The update Housing Production Plan (HPP) as requested by the Planning Board has been provided to the Board in the meeting packet and she requested adopting this plan. Ms. Bouchard summarized that the HPP was updated to include language relating to case studies for open space residential development changes, expansion of study areas for accessory apartment changes, more detailed explaining for potential incentives for accessory apartment affordable programs, and new action item for first time homebuyer resources as requested by the Planning board on November 5th.

Board Comments & Discussion:

Mr. Gorman said that the Housing portion of the Comprehensive Plan Update is scheduled for the December 10th meeting and asked if they both speak the same language. Mr. Gorman would like to continue to January 7th, 2020 meeting.

Ms. Conant asked about edits to Goal 1: Can we say "all districts" on page 31 instead of additional districts.

Goal 2 or 3? Lifting the 2% cap of accessory apartments, can the cap be overridden? *Ms. Bouchard, responded DHCD, best practice is encouraging even by right accessory apartments, the intention is to find ways to have housing. They serve the needs for families, she is concerned about restricting.*

Question about the process and timing? Are you under time constraint for the State? *Ms. Bouchard, Planning Board first adopts the plan and then Select Board by 2020. Hoping to get the adoption tonight. She has spoken to the Housing Committee working on the Comprehensive Plan and she is confident that they are on the same page with them.*

Goal 1, There are no starter homes any more. Are they any parts of this plan that will help with First Time Buyers? *Ms. Bouchard stated that there is always an opportunity Deed Restriction can serve that need. Affordability, Deed Restrictions, it does not come at a cost, values stay the same.*

Ms. Bouchard explained that Chase Estates had a 25% affordable, there is no evidence that the existence that Affordable Housing does not affect the price of the value. Affordable Homes will increase in value, just not as much, it is an indexed formula and we have seen the values increase for homes at Chase Estates and Cedar Hill.

The Board asked about the timeline. Ms. Bouchard stated that if the Town submits by 2020, List of Affordable Housing 10%, based on Census Figures, we are ahead of our 10% Housing Production Plan can give us Safe Harbor prudent to have it to the State before 2020. Ms. Bouchard explained that it was important that the Housing Production Plan be adopted as soon as possible and submitted to DHCD prior to the census in April 2020.

Can we change the Plan if needed? *There is a way to change the Plan, but wants it to the state by 2020.*

The Board discussed concerns regarding increasing density, smaller lots, and more two and three family homes in certain zoning districts.

Public Comments:

K. Shinopoulos, Westwood Affordable Housing Agency, was present to reiterate the deadline, 40B challenges, we are not in a comfortable position, we are close to meeting the numbers, but it does not make sense to hold up the plan for no specific reason.

Staff & Board Comments:

To what extent can this Document change our zoning? There is no risk, Ms. Bouchard explained that this plan has not authority to change the zoning bylaw but is a Plan that guides the Town's effort to work towards meeting the stated goals and actions. All zoning needs to go through the zoning amendment process through the Planning Board and Town Meeting.

11.1% is from 2010, the numbers are close, and the Town is hoping to stay above the 10% but the 11.1% is based on the 2010 census figures which will change soon because the next ten years will be based on the 2020 census so the percentage will change.

Ms. Bouchard stated that it's a show of good faith to the state; we are already doing a lot of good things in town.

Mr. Delay asked if Westwood was against 40B's? Ms. McCabe responded that because the Comprehensive Permits aka "40Bs" bypass zoning the Town supports inclusionary affordable housing because un-friendly 40Bs do not have to meet local zoning requirements where there are more controls.

Non-binding Plan, if we fail to submit it by 2020, we could lose control. Run the risk of not submitting to the state, and don't see a downfall.

Public Comments:

M. McCusker, member of the Housing Partnership and 7 Whippoorwill Drive, was present and stated that it this HPP is a tool. It would be irresponsible not to submit before 2020. A lot of people have worked on it. He recommended the Board approve and approve this Plan tonight.

F. Fusco, 20 Pine Lane, asked what neighborhoods and what areas of town are being considered for increased density.

Mr. Delay left the meeting.

Ms. Bouchard responded that there is no plan to have increased density or affordable housing in specific locations. The Housing Production Plan lays out goals to be considered and no specific plans are proposed with this Plan. Ms. Bouchard suggested changing the language to in goal 1 page 31 study in All Zoning Districts are to be studied.

S. Olanoff explained that when he was a member of the Open Space and Recreation Plan Committee and we did it before the Comprehensive Plan, it is only a Plan that recommends changes but the changes aren't brought forward at this time. It still has to go through the respective Boards. The deadline for submission is a valid concern.

B. Shea, member of the Housing Subcommittee on Comprehensive Plan, we were hoping the plan would be adopted and vetted tonight as she has been reviewing it along with the Comprehensive Plan Housing Section. Ms. Bouchard has thoughtfully and carefully gone through this Plan and it is on the Town Website.

J. Wiggin, Chair of the Comprehensive Plan Steering Committee said that he has been working with the Committee to ensure and see that the Housing Production Plan is consistent with the Comprehensive Plan. We are taking into consideration other relative plans and working with various staff and boards/committees.

M. Washienko, 226 Dover Road, Vote and approve this plan tonight. Jill Onderdonk, Lou Rizzoli and Mike Jaillet, have put forth the effort of the concerns for our community with Affordable Housing. We may be at risk, we are ready and the leaders in the community have put time and effort into the Plan to be submitted to the state. We have nothing to be afraid of; I recommend that the Board vote tonight.

K. Shinopoulos, 106 Colburn Street, we are so close. 3 family home vs. 100 condos. In favor of approving this today.

N. Loughnane, 74 Sterling Road, echoes most of the comments heard tonight. We are not a lock for 10% in 2020. April 1, 2020 is Census Day. Getting this plan in is necessary to have safe harbor, a couple developers check in frequently to see if Westwood is above the 10%. She encouraged the Board to adopt this plan tonight.

Ms. N. Milosavljevic-Fabrizio, 32 Webster Street, it is 2019, and it's been 50 years since 40B, recommend to wait until the public can weigh in.

Board Comments & Discussion:

The Board discussed updating the language in the objectives in Goal 1 to apply it to all neighborhoods. Please change the language to clarify that it will be studied in all zoning districts/and neighborhoods.

The Board discussed revising the objectives instead of consider, say PLAN, for the first 4 goals.

Ms. Bouchard responded that objective #2 of Goal 1 is specific to only three zoning districts because it is about lot size because they are the largest minimum lot sizes.

In the Introduction change language to say that it is a study not a commitment on page 4. The Board went through the Plan with Ms. Bouchard and changed this language.

Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Mr. Gorman, the Planning Board voted 4-0 to adopt the Housing Production Plan as presented and as further amended tonight.

80 Wilson Way, Fairlane Westwood, LLC – EIDR* Modification Public Hearing. Request to revise the stormwater treatment system conditionally approved on June 10, 2019 from underground infiltration capturing roof runoff to a treatment filter to capture parking lot runoff.

Applicant, Michael Grill, President Fairlane Properties and property owner was present. Mr. Grill explained that he is currently working on getting the sidewalk from Wilson Way to East Street installed as they have been working with the DPW, and has been in touch with the Police Department, can get to businesses in Islington, this sidewalk was previously approved. He summarized that he was before the Board in June for the façade improvement updates.

Connor Nagle, VHB, site engineer, was present. Mr. Nagle informed the Board that a condition of the June 2019 approval was to infiltrate an inch of roof runoff but it turned out to be infeasible due to the high groundwater was a limiting factor when they did the soil tests. He has reached out to Phil Paradis, the Town's on-call Town Engineer, and he discussed an option to treat the pavement area would work and proposed to curb the sidewalk to capture runoff from the parking lot rather than from the roof. They are here tonight requesting a different drainage improvement system than what was conditionally approved in June.

Board Comments:

System is using the Jellyfish, it will happen in larger storms, the requirement of the 1", the first flush.

Clarify, an 8" rainstorm, the first inch will be treated the rest will not.

Neighborhood, it won't affect the flow of water? *No, discharging to an existing storm drain.*

What were the other options? *Storm Scepters, don't remove phosphorus.*

How often is there a replacement of parts? *It is looked an annually.*

Are the filters cleaned or replaced? *Not sure, but it is not done on site.*

Public Comments:

F. Fusco, 20 Pine Lane, was present. Where is the sidewalk? The town is giving the easement? *The Applicant explained that back of the sidewalk will come out besides the bridge.*

P. Kelly, 107 Willet Circle, A lot of flooding issues. Any impervious area that will be added to this project?
Not proposing to add any pavement. Paul Kelley, Is this in a flood plain? *No.*

Phil Paradis, BETA, working with the Town to meet Stormwater treatment in Town. Anytime there is an opportunity to improve and infiltrate water runoff so that it is clean that is important to implement. Mr. Paradis explained that this is a different drainage system as contemplated in June but is an improvement to what is there now where water runoff is not treated.

Action Taken:

Upon a motion made by Mr. Atkins, and seconded by Ms. Conant, the Planning Board voted 4-0 to find the Applicant's revised proposal is a significant improvement to stormwater by treating water prior to discharging to the nearby brook and consistent with the Planning Board's practice for stormwater improvements for redevelopment projects. With a condition that the final engineered plans be submitted to and approved by the Town Engineer and Town Planner prior to installation and the DPW shall be contacted prior to installation to be present during the installation.

Upon a motion made by Mr. Atkins, and seconded by Mr. Pfaff, The Planning Board voted 4-0 to close the public hearing.

80 Wilson Way, Beth Israel Deaconess Medical Center (BIDMC) - Public Hearing for Special Permit and EIDR* request for relief from minimum parking requirements for proposed new use for pharmaceutical warehouse and distribution facility use (259 parking spaces existing, 320 required, relief of 61 spaces requested).

Applicant, Peter Healy, President of Beth Israel Deaconess Hospital in Boston, was present and explained that Beth Israel will lease and renovate the building. He gave a brief background of Beth Israel and proposed operations, noting that he is also a resident of Westwood.

Jared Door, was present and stated it is a 120,000 sq. ft. facility. Environment Impact Design and Special Permit application submitted. Wholesale and office support will be in the building. Central pharmaceutical warehouse and distribution center, to fill prescriptions for patients, hospitals and clinics, and will do retail pharmacy. Proposing medication infusion base, nurses and practitioners will pick up, and bringing the care to the people. Limited impact interior, fit and finish upgrade and will be putting up two walls and add some fans to the roof.

Sean Manning, VHB, was present to summarize the parking analysis. He explained that today there are 250 standard and 9 Accessible parking spaces. We need 320 spaces, according to the zoning requirements. They have 227 staff on site and up to 10 visitors a day which is very conservative, prescriptions are being mailed or sent to the hospital. Infusion, want to do home based, so they don't have to drive to Boston, oncology patients. Assuming all will park 239, and 259 on site today.

Jared Door, continued with his presentation, Special Permit for reduction of parking, it will be better for the environment, they don't need the additional spaces. The community benefits will be a service to patients, full occupancy of a vacant space. It is a lease and non-profit, a 15 year lease, it will help the economy in Islington/Westwood. Half of the employees will be new employees and without the increased paving this is a benefit.

Board Comments:

All medications, including Narcotics.

Concerns with parking... *We will have 24/7 Security and will work with the Westwood Police now, will help with additional parking.*

In our zoning, office of a doctor? *Ms. McCabe stated that the Building Commissioner reviewed and the use as proposed is permissible in the zoning and didn't have any comments.*

Infusion? *BI Pharmacist was present, he stated that home infusion are antibiotics, remix aide, can be done in a physician's office.*

No drug addiction treatment? *No addiction treatment will be done.*

Lexington facility? *More of a True Clinic model*

Hours of use? *Normal Monday-Friday from 8-5:30, if volume increases would go to a second shift, not a third shift, a 3-11 with Saturday hours.*

Who will use the Sidewalk? *Employees, and possibly patients.*

Security? *It is a Pharmacy, we have to meet all state requests, alarming, camera locations need to be in place and approved by the state.*

Fans, noise? *In great working order, exhaust fans, very minimal, generator is only if needed for refrigerated meds, will not be running, but will test during the day.*

Lexington/Norwood, are there any other facilities? *Board of Pharmacy fully licensed, impressed with the level of security. Norwood is closing, and will transfer the license and it will be bigger in Westwood.*

Parking, specific spaces for retail? *Very few patients, they will have patient parking in the front of the building.*

Looking to resurface or restripe? *No, It's in good shape.*

Sidewalk lighting plan? *12 light fixtures along the path, 3 Ballards around East Street, will bring the lights down, shielded lights.*

Changing the exterior lighting? *No, shielded from the neighbors with the buffer.*

Sidewalk with Video Cameras? *At least 4-6 cameras, and 3 blue boxes, and talking with the Westwood Police.*

Chair Gorman opened the public hearing up to public comments.

Public Comments:

S. Olanoff, 52 Glandore Road, asked the Planning Board to require to BIDMC to join the Neponset Valley TMA (Transportation Management Authority) for help with transportation management and rides.

Elizabeth Girlock, Director of Land Use Planning and Senior Counsel for BIDMC, responded that they are a member of TMA in Longwood Medical Area, and do provide transit subsidies and have other plans, carpooling, guaranteed ride home, and are in the early stages.

P. Kelly, 107 Willard Circle, he saw online substance abuse, can it be stricken? Board members responded did not see any reference to a substances abuse use.

The Applicant responded that no substance abuse treatment in this facility.

P. Kelly, 107 Willard Circle, asked about flooding, lighting, the sidewalk, and what if future parking was needed, would expansion come back to the Board.

Mr. Grill responded that the path will be five feet wide with very few trees being taken down, the trees on the plan are evergreen, 426 East Street, Ms. Wang, fence of 6 feet or plan 20 arborvitae, 6 foot fence was built.

N. Loughnane, Director of Community & Economic Development, the zoning enforcement officer can enforce the parking, if parking is insufficient they can come back to the Planning Board. A future expansion would trigger Planning Board review.

J R MacDonald, 29 Summer Street, Beth Israel is a great tenant, he is a recent patient, a waiver to reduce parking is a positive and supported this application.

F. Fusco, 20 Pine Lane, asked about security monitoring of the facility and impact on town services.

Mr. Grill stated that he met with Police Sgt. Sicard over a year ago, the Police Department felt cameras along the sidewalk was something they should look into. It does not add a burden, just another supplemental video to monitor. It is nothing out of the ordinary.

Deliberation:

Mr. Pfaff read the 4 waivers requested with this application for submittal of the stormwater report; traffic report; exterior lighting plan; and presentation model.

Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Mr. Atkins, The Planning Board voted 4-0 to approve the following four EIDR waivers pursuant to section 7.3 of the Zoning Bylaw, for the reasons presented in the Applicant's waiver request submitted with the EIDR Application and discussed during the hearing, the following submittals are not necessary for the review of this application.

Mr. Pfaff read the four waivers, and then added the two additional waivers for Special Permit Application Requirements for Stormwater Management Report and Traffic Report.

Second Motion Action Taken:

Upon a motion made by Mr. Atkins and seconded by Mr. Pfaff, the Planning Board voted 4-0 to approve the consolidated EIDR and Special Permit Applications from BIDMC based on the following findings and conditions of approval. Mr. Atkins read the following findings as prepared by staff:

Special Permit Findings of Fact per Section 6.1.9.3 of Zoning Bylaw:

- (1) The Board finds that staff and visitor parking can be accommodated within the existing parking and that therefore the proposed use does not warrant the minimum number of parking spaces otherwise required by the Zoning Bylaw.
- (2) The Board finds that the issuance of the special permit will reduce environmental impact and enhance the aesthetic quality of the site by not requiring additional impervious area.
- (3) The Board finds no changes to the building area are proposed, and that therefore the total floor area of the building associated with the special permit is no greater than that which would be permitted absent the grant of a special permit.
- (4) The Board reviewed the Applicant's proposal that includes alternative locations to provide additional parking on site. The Board finds the additional parking required pursuant to Section 6.1.2 of the Bylaw could be provided on the property (applicant has provided sketch plans showing where additional parking could be provided), if a change in use or in the intensity or character of use ever requires an increase in parking, but the additional spaces would require additional impervious area.
- (5) The Board finds that the issuance of a special permit that minimizes the impervious surface is beneficial to the environment and favorable to the character of the site and surrounding neighborhood or abutting uses, and is therefore not detrimental to the Town and is consistent with the intent of the Bylaw.

Conditions:

1. Any future changes to exterior lighting will require an Administrative EIDR submission to the Town Planner to demonstrate compliance with current light standards of Section 6.4 of the Zoning Bylaw.
2. All exterior lights other than security lights and walkway lights shall be turned off an hour after the close of business.
3. The trash and recycling facilities shall be screened with solidly constructed material such as wood or vinyl fencing, chain link is prohibited.
4. Any future request to expand the parking shall return to the Planning Board for a modification.
5. The Board added that the generator shall be tested mid-day during the week to limit impact to abutters.

The Board discussed the screening requirements with the Application as the Applicant requests removing condition #3 for the screening. Ms. Loughnane clarified that the Board of Health would require screening near the dumpster with or without this condition.

Upon a motion made by Mr. Atkins and seconded by Mr. Pfaff, The Planning Board voted 4-0 to close the public hearing.

Other Business:

Approval of Minutes: Upon a motion made by Mr. Gorman, and seconded by Mr. Atkins the Planning Board voted 4-0 to approve the minutes from September 3, 2019 as written.

Mr. Gorman noted that Ms. McCabe provided the Planning Board members with the dates for submission of zoning articles and the full timeline through Town Meeting.

Ms. McCabe said that the Select Board have opened the Annual Town Meeting Warrant and have asked for warrant articles to begin their review of articles at their meeting on December 2, 2019, staff not proposing any articles at this time due to workload with comprehensive plan update.

Ms. Conant recommended the article related to removing Morrison Park and Field from the FMUOD and rezoning that lot, Mr. Atkins recommended an article related to energy efficiency, Mr. Gorman included the previously discussed article related to fire arm sales and looking at where it is and isn't allowed and remove it from being allowed in the local business zones, Mr. Gorman mentioned exclusionary language, Mr. Gorman would like to add an article related to short term renting of rooms, and Mr. Pfaff mentioned the medical uses article. These articles were also submitted last fall for a possible fall Town Meeting. Mr. Atkins inquired about a resolution related to energy efficiency. Ms. McCabe said she would submit the placeholder request for seven warrant articles (six zoning and resolution inquiry).

Planning Board/Planning Division Budget Review-Did not discuss this item.
 Release or transfer of funds for 600 Clapboardtree Street - Attorney was not present, this item was not taken up.
 Review Planning Board Best Practices- The Board did not discuss this.

Review February & March Meeting dates
 The Board picked Tuesday Feb 11, Feb 25 and March 17 for their February and March meetings.

Adjournment:

Upon a motion made by Mr. Gorman and seconded by Mr. Atkins, The Planning Board voted 4-0 to adjourn the meeting at 10:12 pm.

List of Documents:

Memorandum from Town Planner Abby McCabe to Planning Board Members, Re: Meeting Summary for November 19 Meeting, Date: November 18, 2019, Revised November 19, 2019 (6 pages)	PDF
Comprehensive Plan Update Public Meeting Cover Letter from Chair, From: Jack Wiggin, To: Planning Board, 10/15/2019, 2 pages Resiliency and Sustainability - 11-12-2019-DRAFT, 6 pages Transportation Section 11-12-2019 DRAFT, 5 pages 2000 Plan Transportation Section of 2000 Comprehensive Plan, 4 pages A Preliminary Vision- WESTWOOD, From: Community Circle with Barrett Planning Group, 6/19/2019, 26 pages Visioning-Session-Summary, 5/18/2019, 27 pages Survey Results 04-17-2019_FINAL, 26 pages	PDF
Housing Production Plan Public Hearing Notice, Summary of Changes Memo to Planning Board 11-13-2019, Housing Production Plan Updates 11-13-2019 REDLINED, 11/13/2019, 48 pages Official Zoning Map May 2018, 1 page Survey of Housing Needs Results, From: Responster, 11/6/2018, 73 page Group Exercise -Introductions, 3 pages Group Exercise Materials Obstacles, 3 pages Group Exercise Materials Perfect World, 3 pages Group Exercise Materials Strategic Zoning, 3 pages Group Exercise Materials Parcel Maps, 2 pages Housing Visioning Presentation 11.13.2018, 40 pages Housing Production Plan Planning Board Presentation 9/17/19, 23 pages Group Exercise Materials Strategies, 3 pages	PDF

<p>80 Wilson Way-Modification Public Hearing Notice, Westwood Planning Board, 10/24/2019, 1 page Proposed Drainage Retrofit Memo, From: C. Nagle & J Black,vhb, To: Abby McCabe & Michael Grill, 10/17/2019, 2 pages Proposed Drainage Retrofit Plan, From: VHB, 10/17/2019, 2 pages June 2019 Planning Board EIDR Approval, From: Westwood Planning Board, To: Michael Grill, 6/12/2019, 4 pages June 2019 Stormwater Memo, From: C. Nagle, vhb, To: Westwood Planning Board, 6/6/2019, 2 pages Engineering Review - BETA Memo, From: P. Paradis & H. Faubert, BETA, To: Todd Korchin & Abigail McCabe, 11/7/2019, 1 page</p>	<p>PDF</p>
<p>80 Wilson Way-Special Permit Public Hearing Notice, Westwood Planning Board, 10/25/2019, 1 page Application, property owner authorization, BIDMC floor plan Public Comment Letter from Carruth Capital Saff Review Comments Engineering Review Comments, 11-15-2019 Project Description, 2 pages Project Plans, From: vhb, 5/30/2019, 4 pages Proposed Parking and Trip Generation Analysis, From: vhb, 10/16/2019, 18 pages Waiver Request, 1 page Site Photographs, From: Epsilon, 1 page Site Plan, From: vhb, 5/30/2019, 1 page Draft BIDMC Motions, 11/19/19</p>	<p>PDF</p>
<p>600 Clapboardtree Property Owner Letter and draft agreement 600 Clapboardtree Developer Request 600 Clapboardtree BETA estimate for Remaining work Memo</p>	<p>PDF</p>
<p>Fin Com 2019-2020 Meeting Schedule Planning Board Memo to Select Board for Special Town Meeting from August 16 2019 Zoning Amendment Flow Chart Adopting and Amending Zoning Bylaws Guide Zoning Bylaw May 2019 2019 Public Hearing Notice Zoning Articles Planning Board Best Practices CTPC Roles and Responsibilities Sample: PB Memo Fin Com 03-04-2019-rev Sample: March 4th Public Hearing Handout Sample: PB Memo Fin Com 03-25-2019 Sample: Fin Com March 25 Handout 09-03-2019 Minutes Draft</p>	<p>PDF</p>