

Westwood Planning Board Minutes
Tuesday, January 21, 2020
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 7:04 pm. Chair Gorman informed everyone 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. Staff members present: Abigail McCabe, Town Planner, Pat Ahern, Town Counsel and Jessica Cole who recorded the meeting minutes.

Staff Report on Agenda Changes:

Ms. McCabe reported that there are two requests for continuance; Applicant requests for 85 Burgess be continued to February 11th and Open Space & Recreation Plan be further continued for staff to continue to work on requested edits.

Action Taken:

Upon a motion made by Ms. Conant and seconded by Mr. Pfaff, the Planning Board voted in favor 5-0 to continue the Public Hearing for 85 Burgess Avenue earth material movement to February 11 at 7pm at 50 Carby Street.

Zoning Amendment Article Work Session - The Planning Board review and discussion of zoning amendment warrant articles for Annual Town Meeting scheduled for May 2020.

Chair Gorman noted that he met with Fin Com last week and received some feedback. The Planning Board went through each article and made decisions on whether or not to go forward with the articles.

Article 1: Zoning Amendment to Regulate Short Term Rentals

- Ms. McCabe explained that there is a section in the accessory use section of the Zoning Bylaw that allows for a resident owner to rent rooms no more than 3 unrelated people.
- Worth looking into.
- Board of Health requirements to be considered.
- Should a permit be required?
- It might require more of a discussion with the Select Board.
- Inspections and have people register.
- A board member thought isn't a zoning situation, currently with 6000 homes in Town and 6 homes are Airbnb's this doesn't seem to be a major problem.
- Three Planning Board members support this article to go forward.

Article 2: Zoning Map Amendment Relative to Morrison Park & Field

- Proposed due to concerns for losing the field to development.
- Mr. Pfaff didn't think this article provided the more protection because it would need $\frac{2}{3}$ vote at Town Meeting if it were sold. He added that the FMUOD is a protection in itself because FMUOD requires a special permit which is discretionary review by this board.
- Take it out of the FMUOD so that it won't be developed or attract attention for development.
- It is protected due to it being a Town property.
- Mr. Delay thought the Morrison Park was included in the FMUOD by mistake.
- Ms. McCabe let the Planning Board know that the Fire Station is now a separate parcel than the FMUOD and the new fire station was developed under the FMUOD and a contributing reason why FMUOD was on this parcel. In 2014 when the FMUOD was overlaid over the Local Business District for all of the area at that time.

Article 3: Zoning Amendment Relative to Prohibitive Zoning Bylaw

- Ms. McCabe reported that there is a Section 1.4 [Applicability] that includes prohibitive language in the Zoning Bylaw already and she read the related section. She explained that when a new use is proposed it is reviewed by the Building Commissioner and he reviews on a case by case basis on what zoning use category it falls into. If an Applicant were to disagree they would then go to the Zoning Board of Appeals for an appeal of the Building Commissioner's decision.
- Mr. Ahearn said that this is a situation where you have some protection and flexibility as currently written. He recommends being cautious with the language to not exclude desirable uses and explained that the Building Commissioner interprets the zoning bylaw. He explained the more specific you are, the less flexibility the town has and may tie the Town's hands on desirable uses not contemplated at this time.
- The Planning Board wants it to be more specific that uses not mentioned are prohibited.
- If it is not listed as a use, are we protected? Mr. Ahearn responded no not completely because the Building Commissioner would need to review and decide if it's an allowed use. Then if there was a disagreement Applicant would then go to the Zoning Board of Appeals.

Article 4: Zoning amendments Relative to Firearms

- Currently Firearms sales are allowed in Local Business A & B, Industrial, and Highway Business Zones.
- Proposal is to make modifications and remove it from High Street and Washington Street – the Local Business zones only.
- Are we going down a path prematurely? The Attorney General's review of Dedham's proposal is still pending but should know this spring.
- Planning Board members are supportive of this article and if approved, the Attorney General will weigh in after Town Meeting and will need to approve within 90 days.

Article 5: Zoning Text & Map Amendments Relative to Medical Uses

Mr. Pfaff informed the Board that he worked on this article after the last meeting and after watching last week's Fin Com's meeting where there were many questions and work still needed. Mr. Pfaff distributed a draft warrant article to Board members and went through a presentation he worked on with Mr. Ahearn and Ms. Loughnane since the last meeting. Mr. Pfaff explained that this amendment passed in 2017 at Town Meeting and then was rescinded by the Attorney General due to a minor administrative error. Mr. Pfaff discussed Medical Center/Clinic, Medical Professional, Hospital, and Substance Rehabilitation or Treatment Facility definitions. He has drafted a zoning proposal that creates a new MUOD (Medical Use Overlay District) which includes property on University Avenue within a small area of University Station project and four parcels in the ARO on Lowder Brook. The only ARO would be at Lowder Brook Drive area off of High Street and not the ARO section on High Street with the yellow office building and not the ARO zone on East Street. Mr. Pfaff presented an updated proposal to be added to the Table of Uses which only proposes allowing Medical Centers or Clinics only in the University Avenue Mixed Use District pursuant to Section 9.7 of the Zoning Bylaw; and permits Hospitals only in Industrial and ARO zones pursuant to a special permit only allowed in the new Medical Use Overlay District, which has strict special permit requirements that would need to be met for a Zoning Board of Appeals approval and new uses and new construction would also need a Planning Board EIDR review.

Board Discussion:

- Mr. Delay said he needed more time to read as he could not read this now.
- Deals with a lot of the Planning Board issues in a positive way.
- Look forward to reading it, well detailed.
- Ms. Conant commented that all articles should receive the same staff attention.
- Mr. Pfaff will share the PowerPoint Presentation.

Zoning Amendments Related To Energy Efficiency

- Mr. Delay thinks the Select Board and Planning Board have not implemented enough energy efficient efforts. He said that no solar was required at University Station.

- Mr. Ahearn responded that Westwood has become a Green Community and solar was vetted for the Police Station along with the Fin Com but it was decided not to go forward because the payback wasn't enough but the building is solar ready.
- Mr. Gorman says he would like to keep this article as a placeholder to require energy efficient measures.
- Mr. Atkins felt this article should not conflict with the WEAC article for town buildings and recommends developing further after this Town Meeting.
- Mr. Pfaff agreed that the Board should support the WEAC article now and return later with further zoning.
- Ms. McCabe said that the time for placeholders is over. The Board needs to have the article language for the newspaper, the language can develop over the course of the hearing but the legal ad is due to the newspaper next week on Thursday morning [January 23] and needs to have the full language in the description so the scope of the proposal is clear.
- The Planning Board discussed and concluded to drop this article and support the WEAC article for municipal buildings. The Board expressed support to return later with more focus on energy efficiency and what next steps should be taken.

Action Taken:

Upon a motion made by Mr. Atkins and seconded by Ms. Conant, the Planning Board voted in favor 4-1-0 (Delay opposed) to withdraw the Zoning Amendment Related to Energy Efficiency.

Ms. McCabe explained that the newspaper advertisement is a brief summary of the proposed changes but directs everyone to the full proposal so that people know what the zoning article is proposing to do. Essentially, the full zoning proposal needs to be captured in the newspaper summary and further detailed in the language available at the time for viewing at the Planning and Town Clerk office. Any changes need to be within the scope of the original newspaper advertisement.

Article 7: New Affordability Requirement

- Ms. Conant explained that subdivisions have not been targeted yet for affordability requirement and this article aims to target subdivisions when proposed.
- Mr. Atkins asked why there is no affordable housing requirement for subdivisions.
- Ms. McCabe responded that there is no legal way to require affordable units for subdivisions because subdivisions are standard by-right single family housings and the Board's subdivision regulations are separate from the zoning bylaw and follow standard dimensional requirements in the zoning bylaw for single family houses. There is no legal mechanism to require single family uses to be affordable. The Town's zoning bylaw currently imposes affordability restrictions on housing developments where special permits are required
- Mr. Ahearn felt this article would be considered by the Attorney General as a taking because it is essentially depriving property of its full value. He explained that in other instances in the zoning for special permits the zoning allows clustering and higher density as a trade-off for imposing an affordability restriction.
- Ms. Conant suggested subdivisions over a certain number to impose affordable housing when more than seven are proposed.
- Mr. Pfaff asked if by-right and OSRD (Open Space Residential Development) and uses can require affordable housing, is there a legal way?
- Mr. Ahearn was not aware of any examples of by-right uses.
- Ms. Conant asks if the OSRD single-family proposals have an affordability requirement. Ms. McCabe responded that no, only the special permit proposals require the affordability when eight (8) or more are proposed, not the by-right OSRD proposals.
- Ms. McCabe reiterated that the newspaper legal notice needs to include all the section of the Zoning Bylaw that you're proposing to change.
- Mr. Pfaff was concerned with imposing a restriction on by-right uses and recommended reviewing the OSRD if going to expand.
- Ms. Conant suggested expanding affordable restrictions on special permit uses and subdivisions over a certain number seven to nine possibly or payment in lieu.
- Mr. Delay believes this is on the right track. There are other affordable houses in town and you can't tell the difference between the affordable ones and non-affordable ones.

- Mr. Atkins was supportive of expanding affordable housing options but concerned with legal ways to do this and felt more incentives were needed and for special permits.
- Ms. McCabe noted that Sarah Bouchard the Housing Agent provided a memo to the Board that explained that there are other methods such as developing new zoning overlay districts and new zoning that focuses on affordable housing.
- Mr. Ahearn felt this needs more time than this Town Meeting and needs to be carefully reviewed for unintended consequences.
- Mr. Gorman was concerned about the by-right requirement as proposed.
- Ms. Conant asked about special legal counsel support to help with this. Mr. Ahearn responded that we can work with outside counsel.
- Ms. McCabe responded that in the past we've worked on zoning in subcommittees with two board members. Staff recommended a subcommittee to work on going forward.
- Mr. Gorman said that he thinks this is a good idea but agreed that the specific detailed language was not ready for this Town Meeting.
- Ms. Bouchard, the Housing Agent, added that inclusionary zoning can be achieved in various ways such as new special permit processes and overlay districts which is consistent with the recently approved Housing Production Plan and what the Board has been talking about tonight. Ms. Bouchard recommended a comprehensive review with various assistance to look at all options and develop the best proposal to bring forward.
- Mr. Pfaff agreed that we shouldn't go to Fin Com until we're ready.
- Ms. McCabe restated that the final zoning proposal needs to match the original legal ad's scope so it cannot vary too much.

Action Taken:

Upon a motion made by Mr. Gorman and seconded by Mr. Pfaff, the Planning Board voted in favor 3-1-1-(Delay voted against and Conant abstained) to withdraw Article 7 related to New Affordability Requirement.

Article 8: New Residential construction Temporary Moratorium Discussion:

Mr. Delay believes this is a good idea to wait until after the census and suggested 6 or 18 months.

- Mr. Pfaff asked when the census takes place.
- Housing Agent Ms. Bouchard responded that April 1 is census day and results released later, possibly later the year. The denominator will stand until the next census in 2030. This is the day that that counts are taken and the total housing stock number sets the denominator but affordable housing units that are added to the numerator can be added throughout the year any time. Typically, affordable units are added once the once the Affordable Regulatory Agreement is approved, not necessarily based on occupancy. Group homes are an exception and cannot be added to the Subsidized Housing Inventory (SHI) until occupancy.
- Mr. Pfaff questioned the timing and was concerned with proposing a moratorium to be implemented in May that could hurt us from adding new housing units to help the Town reach the 10% if we're below with this census.
- Ms. Bouchard explained that Comprehensive Permits "40Bs" of MGL are exempt from certain zoning regulations and this may not stop a 40B proposal.
- Ms. Conant emphasized the importance of having time to review comprehensive study of the town and how many total housing units in town, the exact total population after the census, and impacts on schools, resources, and utilities.
- Mr. Ahearn added that the Town has a recently approved Housing Production Plan and a Comprehensive Plan with a Housing Section in progress. What additional informational is needed?
- Ms. Conant would also like to the water districts (Dedham Westwood Water District) and the final total housing numbers yet to be determined by the census. Since there are a lot of unknown figures she would like to have final numbers before more housing developments continue.
- Mr. Ahearn reported that there is a constitutional test that is to be applied to moratoriums and the Town needs a solid reason to stop building. After the 2020 data is known the Town could articulate the specific issues.

- Mr. Atkins felt this moratorium also stops development in the FMUOD (Flexible Multiple Use Districts) that have a residential component which encourages housing for redevelopment and does not support this article.
- Mr. Pfaff felt this moratorium does not have a strong enough reason to impose one and this doesn't seem to trigger a constitutional threshold for a residential moratorium.
- Mr. Delay suggested going down to six months to then step back and see where we are headed.
- Ms. McCabe said one of her major concerns is one the legal ad is advertised in the newspaper the Town has to act as if this is in effect. This article is a concern because once the ad runs in the newspaper next month the Building Commissioner cannot issue a new building permit as outlined in the proposal until Town Meeting votes it down or until the moratorium is lifted/completed. There is this limbo period until Town Meeting. This is why the Board often sees zoning freeze plans submitted before a Town Meeting vote.
- Mr. Gorman would like to study this further and continue this discussion but felt this needs more time to review and the moratorium should have a clear benefit. This needs further research as he is concerned about growth in town. He recommended responding further after investigation after the census data is known to be able to respond with how to deal with it.

Action Taken:

Upon a motion made by Mr. Atkins and seconded by Mr. Pfaff the Planning Board voted in favor 3-2-0 (Delay and Conant voted against) to withdraw Article 8 related to new residential construction temporary moratorium.

Article 9: Amendments to Open Space Residential Development Bylaw

Ms. McCabe reported that Steve Olanoff said that he would write the language related to how the open space is calculated with specifics. The Board asked if the language is ready now and wanted to be able to review the language before moving forward.

Action Taken:

Upon a motion made by Mr. Gorman and seconded by Mr. Pfaff, the Planning Board voted in favor 5-0 to withdraw Article 9: related Amendments to Open Space Residential Development Bylaw.

141 Woodland Road, NSTAR Gas Company d/b/a Eversource Energy – Continued EIDR* and Earth Material Movement (EMM)* Public Hearing. Applicant proposes demolition and replacement of existing gas gate station and associated site work.

Applicant: Samuel Ijioma, Eversource Project Engineer, was present and introduced his team. It is a continued hearing and he did an overview of the project. This will be a modern facility; will implement vegetative screening and a new fence. They will do prefabricated buildings to minimize construction onsite. Eversource looked into all of the Concerns of the residents, the Planning Board and the Planning Board's hired Peer Reviewer, Mr. Houston of PSC.

Dwight Dunn was present and he addressed the revised site Plan, which includes adding a screening fence and have added more vegetation, 2 rows of trees. Mr. Dunn had illustrations and said that 33 items have been addressed.

Mr. Houston, Town Peer Reviewer, was present and stated that the second plan was a significant improvement since the original submittal and his concerns have been addressed with the revised plan package submitted. He is satisfied with the soil and water testing. He recommended the Applicant check the soil of the basin where the current building is. Blasting will only be done if necessary, less rock will need to be removed.

Board Comments:

- If you go to blasting, will you go to the local residents? *Mr. Houston, It is standard protocol*
- To check homes for cracks, and concerns to wells. *Eversource has a lot of protocols in place. It will protect the adjacent residences.*
- Screening, condition, if it is not satisfactory, work with the residents. *Mr. Dunn, Existing building is brick, what we showed was stucco, it is now a stamped concrete that looks like brick. Solid screen fence and topography, it should not be visible.*

- What is inside the structure? What upgrade? *Steve Flanagan, First gas is filtered then measured, level of redundancy, gas pressure is reduced, Purpose is to reduce the pressure and equipment Increase more gas and levels of redundancy. Greatest benefit remote control modern ability.*
- Any lessons learned from Lawrence? *Merrimack Incident, if they had a remote shut off it would have been better, Westwood will have a remote shutoff.*
- Is there a risk of leaks or release of gas? Safety measures? *Buildings will have detectors.*
- Can we use the path to get to Hale? *Eversource wants to be a good neighbor, but after 9/11, we want to keep this facility secure.*
- How long after blasting, do you keep monitoring? When do you feel it is good to go? Is there extra monitoring after blasting? *Will require a written plan, do not have to monitor it for a long time. The hope is that Blasting will not be required.*
- 8 foot vinyl fence on the plan, on the street side? *After is a chain link with barbed wiring. 2 feet in between the fences. It is allowed by special permit.*
- What improvements will be made for the new gate for the residents? *It is recessed and an ornate fence.*
- Landscape plan doesn't show types of trees, beyond the final fence. It will be what it is.
- What color is the fence? *Beige, the durability of the fence, engineered vinyl fence is 20+ years.*
- How many weeks are you proposing trucks? *May-July, need 67 truck routes.*

Staff Comments:

Ms. McCabe informed the Board that the Conservation Commission has approved the project, the applicant has to file for a building permit for the fence and has also submitted the revised plans to the Zoning Board of Appeals for the use and the fence needs a ZBA special permit for over 6 feet. The Fire Department has reviewed the revised plans and did not have any comments.

The Chair opened the hearing up to public comments.

Public Comments:

C. Lang, 9 Gloucester Road, was present and wanted to know about the signage on the gate? Will it be a consolidated sign? *Eversource will replace the gate, and it can be an administrative review by Ms. McCabe. The gate will be recessed and they will spruce up the signs.*

L. Bradford, Gloucester Road, was present and supports the project 100%, but she has concerns. What is the current capacity and the future capacity? *Current is 215,000 cubic feet per hour, Eversource will doubling the capacity, and is looking for future growth.*

Metering stations suggested 99.99% safety factor, wants to see Eversource's compliance, can it be provided? Provide stats? What's actual incidences? Neighbors have valid concerns. Ms. Bradford wants to make sure that she and her neighbors are safe. How do you operate? What is your track record? *The new building will be much safer than what is there today. Would rather see an automatic shutdown? Can it be installed? It is automatically initiated. Any PRV's? No.*

Noise is less than 55 decibels? How will that be measured? Any noise? *The reduction of pressure will cause noise; there are measures that will take place. Measures can be taken after the fact if it is too loud.*

There is a filter station? Hazardous waste? *Sump will collect, and if it does fill up then it will generate an alarm.*

Kids, May-July-Assume the traffic will go through Gloucester. What are the protections for the children? Suggestion: police officer, periodic audits.

Bushes and shrubs, what if they die? *Contact the Town Building Department.*

Final fence? *Suggest a Commercial grade in concrete.*

Unidentified resident - When is construction? When is the peak time? *Approximately 10 workers will be on site.*

While construction, where will they park? *There will be some limits to parking.*

Trucking, how many at a time? *Will use 2 office trailers during construction. Top of Gloucester Road, existing vegetation, will it not be changed? Correct. The vegetation will remain the same.*

M. Feeley, 125 Woodland Road, was present and wanted to know about the lighting. What is the plan for the lights? *The only lighting is mounted to the building, and will only be on if someone is there, and as it is now.*

Times that you will be working? *7-5 Monday-Friday*. There are 20-30 cars in the morning, traffic will be pretty bad.

Unidentified resident – Asked about potential Blasting? If mechanical removal does not work, do we need a special approval? *Yes, the blasting plan would need to be approved*. How long does it take? *A few weeks at the least*.

Ms. K. Suchma, 130 Woodland Road, was present and stated that most of the people on Gloucester did not know about this. Thank you for hearing their concerns.

Ms. McCabe said she prepared a draft list of conditions that she's taken notes and modified tonight for Board's consideration in response to tonight's hearing. She summarized the following conditions for the Board's consideration:

1. Landscape screening and plantings as shown on the approved Planting Plan prepared by VHB dated January 8, 2020 shall be planted prior to the final certificate of occupancy. If occupancy occurs during the winter months (between November 15 – April 15) Applicant shall plant in next available growing season. Any plant materials that do not survive must be replaced in-kind within the first available growing season. Landscaping shall be planted to grow into an impervious landscape screen within three years.
2. If the Project, or any condition imposed in this Decision, requires any other permit, license, or other approval from another local, state or federal agency or entity, the Applicant is responsible to make the appropriate application request.
3. This EIDR and EMM Approval shall lapse if a substantial use thereof or construction hereunder has not begun, except for good cause, within two years following the grant of this approval.
4. A copy of this Decision and the Approved Project Plans revised through January 10, 2020 prepared by ODIN shall be kept on the Project Site at all times during construction.
5. Any alternations, modifications, deletions, or amendments to this EIDR approval shall be submitted in writing to the Planning Office to be reviewed and approved under and pursuant to Section 7.3 of the Zoning Bylaw prior to implementing.
6. The existing pavement on Woodland Road shall be protected from damage from loading and unloading of material and equipment related to the proposed construction.
7. The proposed construction entrance shall be replaced when the stone becomes clogged with dirt or in no longer effective in preventing excess tracking of material onto the public way. Applicant is responsible for cleaning the site daily and sweeping the street as needed.
8. Project related construction and earth material movement shall comply with the Town's General Bylaws Chapter 292, for Noise and Construction between 7:00 a.m. and 7:00 p.m. Monday through Saturday and 12:00 p.m. to 7:00 p.m. on Sundays.
9. The weekly testing of the generator shall occur mid-day during between Monday through Friday to limit noise impacts to abutters.
10. Applicant shall promptly repair any damage which Applicant causes to sidewalks, street pavement, signs or other features within the public right of way, after obtaining permission from the Town Department of Public Works. Such repairs shall be coordinated with and performed to Town of Westwood Standards.
11. All trucks carrying earth material from the Project Site shall be required to access the site from Woodland via Gloucester Road via Hartford Street via High Street.
12. Applicant shall have a geotechnical engineering verify the soil classification within the footprint of the proposed basin after site construction work has commenced and after the demolition of the existing building and prior to the construction and completion of the basin to verify the soil assumptions.

13. Applicant shall submit a final AS-Built Plan in PDF and AutoCAD format to the Town Planner and Public Works Department showing all utilities, building, fencing, landscape materials prior to final occupancy.

New added this evening:

14. Applicant shall coordinate a pre-construction meeting with planning staff, public works, and the police department to review construction related traffic and parking prior to beginning construction. Traffic and construction mitigation measures shall be as determined to be necessary by the police department.

15. Applicant shall submit proposed signage package to the Town Planner for an administrative review prior to a sign permit with the building department. Signage shall be professional in nature, compatible with the residential surroundings, and consolidated to be less visible from the street.

16. All exterior lighting shall be turned off in the evenings when not in use.

Public Comments:

A resident suggested a requirement for a transportation safety plan. Ms. McCabe responded that mitigation, if required, will be determined by the police department.

Action Taken:

Upon a motion made by Mr. Atkins, and seconded by Mr. Pfaff, The Planning board voted in favor 5-0 to approve the Applicant's Request for the two waivers because the project's proposal to demolish the existing building and replace with two new buildings does not require the submission of a full traffic study and presentation model as required by Section 7.3 of the Zoning Bylaw.

Upon a motion made by Mr. Atkins and seconded by Mr. Pfaff, the Planning Board voted in favor 5-0 to approve the Applicant's EIDR and Earth Material Movement Application for the new gate station at 141 Woodland Road as prepared in the findings and conditions prepared by staff, the new conditions added and amended this evening which was just discussed.

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

85 Burgess Avenue – Earth Material Movement (EMM) EIDR* Public Hearing. Applicant seeking approval for an earth material movement review to import fill to re-grade yard. –**Request to continue to February 11 voted on earlier.**

Open Space and Recreation Plan - Continued Public Hearing. The Open Space and Recreation Plan was conditionally approved by MA Division of Conservation and Recreation in July 2019.

Action Taken:

Upon a motion made by Mr. Atkins and seconded by Mr. Delay, the Planning Board voted in favor 5-0 to continue the hearing to March 17 at 7pm at 50 Carby Street.

Far Reach Road, Old Grove Partners, LLC –Request for an extension of the OSRD-EIDR* approval for land off of Far Reach Road at Assessor's Map 03, Lots 028, 030, 029, & 023 approved on November 17, 2015, extended to November 2019 for three single-family house lots and one open space lot.

The Applicant, John Joyce, was present to discuss that he missed the date in November 2019, and he is looking for another extension. He wants to build his home and two others as approved in 2015 and extended in 2017. He is asking for an extension of 2 years due to a delay in beginning as he was waiting to sell another home and is now ready to begin working on this project.

Board Comments: None

Action Taken:

Upon a motion made by Mr. Atkins, and seconded by Mr. Delay, The Planning Board voted in favor 5-0 to approve the Applicant's request for a two year extension of the OSRD-EIDR for Far Reach Road Map 03, Lots 28, 29, 30, 23 until November 17, 2021.

Comprehensive Plan Update – General update after recent steering committee meeting.

Ms. McCabe reported that the Committee is working to coordinate two Open House sessions an afternoon and an early evening session but that dates still need to be finalized and rooms confirmed before announcing the dates.

Adjournment:

Upon a motion made by Mr. Atkins and seconded by Mr. Pfaff, the Planning Board members voted in favor (5-0) to adjourn the meeting at approximately 10:53 pm.

List of Documents:

<p>Zoning Amendment Article Work Session PB Articles Fin Com Initial Review 01-08-2020, From: Westwood Planning Board, To: Finance and Warrant Committee Members, 1/8/2020, 3 pages Annual Town Meeting Article Listing 01-07-20, 2 pages Zoning Map Official, 1 page Zoning Bylaw, revised through 5/6/2019, 222 pages PB Articles Fin Com Initial Review 01-21-2020-REVISED, From: Westwood Planning Board, To: Finance & Warrant Committee Members, 3 pages, 1/21/2020 FMUOD Morrison Overlay Aerial View, 1 page Memorandum to Planning Board from Housing Agent Sarah Bouchard, Re: Comment on Zoning Ament Articles 7 & 8 – May 2020 Town Meeting, dated: November 25, 2019. Medical Use Zoning Article Language Medical Use Article Zoning Presentation, PowerPoint</p>	PDF
<p>141 Woodland Road - Eversource Gate Station Application for EIDR and EMM EIDR Original Public Hearing Notice, Westwood Planning Board, 11/7/2019, 1 page NEW: Revised Submission Plans & Material for Jan 21, From: ODIN, To: Samuel Ijioma, 1/10/2020, 36 pages NEW: Stormwater Report Woodland Road 141, From: ODIN, 94 pages, 1/13/2020, 94 pages Project Narrative, From: Epsilon Associates & ODIN EPC, 10/17/2019, 29 pages Exterior Lighting, From: ODIN, 9/30/2019, 9 pages Photographs Proposed Buildings, From: Epsilon Associates Inc., 2 pages Existing Site Photographs, From: Epsilon Associates Inc., 6 pages First Hearing: PSC Planning Board's Peer Reviewer Comments, From: Thomas Houston, PSC, To: Westwood Planning Board, 12/5/2020, 10 pages Original BETA-Engineering Comments, From: BETA, To: Todd Korchin & Abigail McCabe, 12/6/2019, 2 pages NEW: PSC Peer Review Revised Plans 011720, From: Thomas Houston, PSC, To: Westwood Planning Board, 1/17/2020, 22 pages NEW: BETA Comments Revised Plans, electronic mail from Holly Faubert, January 17, 2020. Staff Comments from ViewPermit, Comments through 12/5/19 Draft EIDR Decision for 141 Woodland Road</p>	PDF
<p>85 Burgess Avenue-EMM Public Hearing Notice, From: Westwood Planning Board, 11/8/2019, 1 page Application, Project Description Summary, From: Phillip Eramo, 10/23/2019, 1 page Site Plan, From: Colonial Engineering, Inc., 10/17/2019, 1 page</p>	PDF

<p>Engineering Review Comments, From: BETA, To: To: Todd Korchin & Abigail McCabe, 12/3/2019, 2 pages Staff Review Comments-85 Burgess Avenue, 1 page 2018 Planning Board EMM Approval, From: Westwood Planning Board, 2/20/2018, 4 pages</p>	
<p>Open Space & Recreation Plan (OSRP) Continued Public Hearing Westwood OSRP - Adopted by Planning Board 02-26-2019, From: Open Space and Recreation Plan Committee, 162 pages MA DCR Conditional Approval Letter 071019, From: The Commonwealth of Massachusetts, To: Nora Loughnane, 7/10/2019, 2 pages</p>	PDF
<p>Far Reach Road OSRD-EIDR Extension Request Far Reach Road OSRD-EIDR Extension Request, From: Beals & Thomas, To: Brian Gorman & Westwood Planning Board, 1/14/2020, 2 pages Planning Board Approval 2017 OSRD-EIDR Extension, From: Westwood Planning Board, 11/20/2017, 1 page Decision Far Reach Rd OSRD-EIDR 2015-11-17, From: Westwood Planning Board, 11/17/2015, 8 pages Decision OSRD Subdivision Far Reach Rd 2015-11-17, From: Westwood Planning Board, 11/17/2015, 9 pages APPROVED PLANS Far Reach Road, From: Old Grove Partners, 11/20/2015, 7 pages Meeting Minutes from 10-20-2015 and 11-17-2015</p>	PDF
<p>Meeting Summary memorandum from Town Planner Abby McCabe to Planning Board Members, Re: January 21st Meeting Summary, dated January 17, 2020, revised January 21, 2020.</p>	PDF