

Westwood Planning Board Minutes
Tuesday, September 22, 2020
7:00 pm
Via Zoom Remote Participation
Westwood, MA 02090

Pursuant to Governor Baker's March 12, 2020 Order suspending Certain Provisions of the Open Meeting Law MGL C. 30A, §18 and the Governor's March 23, 2020 Emergency Order imposing strict limitations on the number of people that may gather in one place, the September 22, 2020 Planning Board meeting was conducted via remote participation by the Board.

Call to Order:

The meeting was called to order by Chair Atkins at approximately 7:02 pm. Chair Atkins explained that the meeting is video recorded by Westwood Media Center and being broadcast live on Comcast channel 12, Verizon channel 42 and on Westwood Media's YouTube channel <https://youtu.be/0QNLqbg4w9Y>. Chair Atkins explained the meeting procedures, and how the Planning Board process works. The public will be given the opportunity to speak during the public comment portions of the meeting and that process will be explained again when the time comes. The public will have the option to pose a question in the Q & A or raise their hand and wait to be unmuted by the host. When called upon please identify yourself by name and address.

Present via Remote Participation:

Planning Board members present via Roll Call: David L. Atkins, Jr., Deborah J. Conant, Christopher A. Pfaff, William F. Delay and Robert R. Gotti. Staff members present: Abigail McCabe, Town Planner, Pat Ahern, Town Counsel, Nora Loughnane, Director of Community & Economic Development and Jessica Cole, who recorded the meeting minutes.

Open Space and Recreation Plan (OSRP) - Continued Public Hearing. Last continued from July 21, 2020. The Planning Board submitted a final revised plan to the MA Division of Conservation Services (DCS) after the July 21st meeting and continued this hearing in anticipation of a final review response by the MA DCS.

Ms. McCabe reported that the Town's OSRP is still pending a final review by the state. The OSRP was conditionally approved but we are waiting for the final response after we submitted the requested revisions. She recommends continuing this hearing to the Planning Board's October 27th meeting. She noted that staff found an error and did need to make a correction and sent it back to the state.

Chair Atkins asked what the correction was. Ms. McCabe responded that the Plan incorrectly listed some properties as protected by Article 97 such as the Shuttleworth property which is the property owned by the Town behind the Hanlon School. Article 97 is the state's parkland protected but this property is not protected by Article 97.

Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Mr. Gotti, the Planning Board voted in favor, via roll call 5-0 to continue the Public Hearing to Tuesday, October 27th at 7 pm. Via Zoom.

281 University Ave. University Station –Conformance Determination & Consistency Review. Proposal for façade changes for Five Below in vacant tenant space.

Applicant: Paul Cincotta of New England Development explained that he submitted an request to determine the facade improvements are comparable. The space is between Home Sense and Pet Smart Store he is proposing a Five Below store in the former Sports Authority space that is currently vacant. The facade is a brick; the proposal is to create a storefront that will use multiple materials already being used at University Station. Mr. Cincotta discussed the current facade and the ideas for the planned facade.

Mr. Cincotta summarized Mike Sinesi, peer reviewer for the Board and recommended some further changes to match the surrounding area including the color and brick elements to match. The awning is bronze and he wants the metal framing to match. Mr. Cincotta said they reviewed Mr. Sinesi's recommendations and agree to make the requested changes.

Staff and Board Comments:

No comments from staff.

Proposed blade signage, most if not all tenants use the same branded blade sign.

Sconce lights will be the same used throughout University Station.

No change with building height? Cornice? It still matches the height it gives the entry the prominence.

Ms. McCabe further summarized Mr. Sinesi's comments, which were to add more prominence: the blue field behind the sign is stucco, rather than stucco, the blue should have some. In the beige part, two score signs, they will be beige too, add in some horizontal lines.

Ms. McCabe asked about some dumpster violations at University Station. She noted the gates have not been closed at Chipotle and the hotel. Gates should be closed at all times. Mr. Cincotta responded that he needs to follow up and will pass it on to reinforce this with his tenants. At the hotel, one of the gates was broken and needs to be repaired still.

Chair Atkins asked if there were any public comments and asked people to put question in the Q&A or raise their hand to be recognized.

Public Comments: There were none.

Action Taken:

Upon a motion made by Mr. Gotti and seconded by Mr. Pfaff, the Planning Board voted 5-0 via roll call to approve the design change to the façade and entry changes for Five Below with the condition of the inclusion of the peer reviewer suggestions provided in revised plans.

472 & 480 Summer St. - Discussion of Special Permit for shared driveway. Field change modifications relative to 2017 approved shared driveway special permit. Consideration of temporary occupancy and minor modifications to approved special permit plan.

Ms. McCabe gave an update. She explained that Mr. & Mrs. Mouhanna and Mr. Anderson were present with their attorney. She explained that this was a shared driveway special permit approved in 2017 at 480 Summer Street. 480 Summer Street is owned by the Mohammans and then they created two more lots through the ANR (Approval Not Required) process because all lots met the minimum required frontage on Summer Street. 472 is one of the new home, owned by Mr. Anderson. In August when the Owner requested an occupancy permit she visited to review compliance with the Planning Board's 2017 special permit for the shared driveway and found the required items had not been completed. She explained that the approved plans and conditions have not been completed. She has asked for an updated drainage plan because the neighbors are experiencing flooding off the back of the new lot. Prior to occupancy all work needs to be completed. However, to help someone move into their home staff has worked with the two owners to request consideration of an agreement along with funds submitted to the Town with clear timelines in place to allow a temporary or conditional occupancy. In the draft agreement the Anderson's need to file a stormwater review. The 2017 approval had a no-cut tree area and the trees and that no cut area must be clearly on the plan because it could not be identified in the field. Driveway for 472 was not put where it was approved to be and should be returned to the original approved location, as requested by the special permit applicant. Staff has worked to prepare an updated draft agreement since the September 8 meeting.

Applicant for 480 Summer St.: Attorney Walter Jacobs, stated that the Mouhannas have money in escrow for a fire hydrant. Mr. Mouhanna has agreed to complete all that he was asked to do and he is not requesting any modification from the original plan. Speed bump may need to be completed, and will cooperate with the Town.

Ms. McCabe responded, that the speed bump in place now does not satisfy the Planning Board's requirement for a speed bump and it needs to be more substantial. The gate at the top of the easement has now been installed. Attorney Jacobs will follow up with Ms. McCabe to be compliant with the speed bump.

Applicant for 472 Summer St.: Mr. Brian Anderson said he was unaware that the driveway's entrance as constructed was an issue with the Mouhannas. He said the rest of the items from 2017 are being addressed. The main issue is redoing the driveway, we are happy to do so but he said removing the driveway as constructed and redoing it by December 1 is difficult for timing and he'd like to have until April 2021. He is looking for some lead way so he can comply with the original plans. Mr. Anderson said the main purpose is to receive a temporary certificate of occupancy, he has been working with Ms. McCabe to get all of the items completed and he will put money into escrow. He said the only item that may not be finished by December is the driveway entrance.

Ms. McCabe, stated that the Town has required filing for a stormwater review and additional mitigation measures.

Board Comments:

- Seems like there needs to be an agreement to work with the Mouhannas and to move the driveway. *Attorney Jacobs stated, we support Ms. McCabe's requests in respect to the setbacks.*
- Is there a stormwater plan? *Ms. McCabe responded that the Applicant for 472 Summer St. did not file a stormwater approval with Conservation, as required. More disturbance was done in the field that triggered a review with Conservation Commission, which has not been done.*

- Do we need to review the Storm water plan? *Ms. McCabe responded that a stormwater review plan submission is required and still needs to be submitted for review by the Conservation Commission, not the Planning Board as the stormwater authority is the Conservation Agent or the Conservation Commission.*
- Will it be completed by December 1st? *Ms. McCabe said the draft agreement calls for all work to be completed by December 1, 2020. The stormwater review application needs to be submitted for review, approved by Conservation and staff, then installed, then verified after completion.*

Chair Atkins opened the meeting up to public comment. He asked people to raise their hand in Zoom, wait to be unmuted, and please identify yourself.

Public Comments:

Mr. Michael Gillis, Westfield Street, thank you to the Planning Board and welcome the Andersons to the neighborhood. Was concerned about safety and make sure the emergency vehicles can get around the circular driveway. He said the existing gate at the easement is often on the ground, there is not a speed bump, and the gate needs to be closed and maintained. There is water draining down off the property down the easement out the back. Crushed stone swale recently added but water still flowing down.

Ms. Scottie Cochran, 126 Westfield Street, directly behind the two properties. 480 & 472 Summer Street. The grade has been changed significantly since she moved there 24 years ago. Fill has been added. She has a major water issue. She sent a video to Ms. McCabe, please watch it, lots of water flows onto her property and floods it. Would like to see the Town comply with the Special Permit plan. Why have a special permit and not follow the guidelines. The water flooding issues need to be resolved. Drainage system needs to be put in. Occupancy should not be granted until all work is complete.

Ms. McCabe responded that the Town has informed the owner that he needs to file a stormwater management application and the owner needs to rectify the drainage. BETA did earthwork modifications to estimate the earth work and confirmed that an earth material movement application was not triggered or needed. There was a lot of earth excavated with the foundation which is exempt and the total import/export did not trigger an EIDR (Environmental Impact and Design Review). She reiterated that the Town has requested from the Anderson an as-built plan and a drainage plan. It needs to be submitted and reviewed. Tonight the Board is considering a Temporary Occupancy Certificate and a request for a minor modification to the timing of occupancy while work is progressing and the grading, the pool and the court added to the house lot.

Mr. Anderson responded that he recently installed a drainage swale crushed stone as a temporary measure.

What is the fund amount? Ms. McCabe said the estimate is \$83,250, this amount is an estimate of all work that needs to be done. The funds would need to be submitted to the Town as a passbook account along with an agreement and the funds in hand before any temporary occupancy. If it's not done the Town will fix it and take the funds.

Mr. Joe Toffoloni, 65 Ridge Road, concerned that the property that the special permit was recorded as part of the deed. Mr. Toffoloni did go through the worksheet for the earth work and he believes the calculations are incorrect and an earth movement permit was needed. Grading on the permit plan is not the same, plans showed no cut tree zone and the Town put in a buffer zone.

Ms. McCabe explained that in 2017 the Planning Board reviewed the Special Permit application for a shared driveway. The Planning Board felt that it was beneficial because it eliminated a need for an additional two curb cuts on Summer Street, would require less land disturbance and tree removal if using the existing driveway, and the Board is able to impose conditions that would not be allowed if there was no shared driveway request. Also in 2017, the Special Permit helped to address the concerns of the abutters by regulating the easement and created the tree buffer. An occupancy agreement has not been issued. Tonight the Board is being asked to consider a temporary Occupancy Permit. The Building Inspector has sent out a violation for occupying without an occupancy permit.

Mr. Gillis: Without a plan and as an as built, how was the cost determined?

Ms. McCabe said the Town Engineer did a breakdown of the cost, with some estimating.

Staff and Board Comments:

- How long does an as built take to get done? Is it in process? *Mr. Anderson: Within a couple of weeks.*
- The Town's recourse, if this is not done by December 1st? Family needs to be relocated on December 2nd? *Ms. McCabe explained that if an agreement is finalized and executed and the Town get funds executed will they get the temp occupancy. The draft agreement also includes a provision that the owner will need to vacate and fines can be up to \$1000/day if work is not completed.*

- Mr. Delay, anytime abutters are disturbed I feel for them, anything we do should not disrupt people's lives. I think we have to move on and take a look at it and the abutters have to be happy before we can approve it.
- Mr. Anderson said he is aware of the flooding and is proposing a drainage plan.
- Mr. Pfaff added that we have a problem and we need to collectively come up with a solution for all involved. We need to be proactive.
- Ms. Conant said there are quite a few infractions by the owner, not considered minor, how can we best expedite? The owner has certain expectations and so do the abutters. It is a bigger issue and the prolongation is concerning. How long will it take for the Town to do?
- Ms. McCabe responded, the normal response is no occupancy until the work is completed. The primary purpose of this option that includes a proposal for formal agreement and funds is to get the work done as quickly as possible.
- Ms. Conant asked, if not done by December 1, how long will it take for the Town to finish the work?

Ms. Loughnane stated that it will not be done before spring given the winter and timing to go out to bid to complete work if it came to that. Ms. Loughnane explained that this proposal is for a Certificate of Occupancy to be issued by the Building Dept. while working is continuing to progress. This essentially permits a level of flexibility so that we can reach a resolution that allows the Andersons to continue living at the property while the work is being done. Fines are accruing from the Building Commissioner. She explained that the Special Permit is really about the shared driveway, the signage, the gate. The development of the new lots is not part of the special permit; it is for the Building Department. We have to be careful to just discuss the shared driveway. Currently the minor change being requested is not a change to the approved plans nor a change to the required aspects of the special permit, but rather only a change to the process for occupancy to allow a temporary occupancy while work continues. All conditions of the special permit are still in place.

- Question about the BETA earth work calculations? Concerns that there is a dispute, this is a central piece. Ms. Loughnane, two engineers, both found that it was okay. We can ask a 3rd engineer. It does need a stormwater management plan.
- How do we ignore the concerns of the abutters? We do not, they believe more fill was brought to it. We need to receive and review the storm water plan and the as built plan. The driveway to the house lot at #472 has to go back to the way it was originally approved in 2017.
- How do we help the abutters right now? We need a stormwater application be filed as a condition with a firm date for it to happen. Ms. Loughnane said that the sports court and the pool are not areas under the Planning Board's authority.
- Mr. Ahearn Town Counsel explained that the special permit applicant is not looking to change the driveway, we want it to be where it should have been done as approved in the 2017 plan.
- Who will handle concerns of the abutters and the flooding? *The Conservation Commission needs to review the plan and Building Department issues the final occupancy when all required work is completed.*
- Mr. Pfaff is in favor of finding a solution. If the driveway is put back, the rest are minor, the rainwater is not part of the Special Permit.
- Mr. Gotti, no question to the emergency road? *It needs to connect before the turnaround, no proposed change to that. It will go back to the original plan from 2017.*

Public Comments:

Mr. Toffolini: Ridge Road: Thank the entire Board and Nora and Abby. Drainage is it possible to add a measure, an impervious berm and pump.

Mr. Anderson responded that he thought the crushed stone would help. He now knows that he should not have done that. Swale accelerates, maybe berm up the area.

Ms. Cochran: Can we be part of the remedy? Can we be in the meetings and hear the plans and how they will fix it. The rain comes from the top of the driveway.

Ms. Loughnane, the first part is the submission of the stormwater application. Once it's received, the Town will know what the process is. If the amount of work triggers a public hearing the abutters will be notified. The solution will be submitted by the Anderson's engineer. The plan will be shared by the abutters.

Mr. Anderson explained that he installed 12 6 foot culvert to deal with any water that was going to come off of his house.

Mr. Toffolini, said that the Andersons were not part of the Special Permit. It did waive the stormwater management plan.

Ms. Loughnane said it was waived because the driveway was an existing condition.

Mr. Gotti said that giving approval with the conditions will help everyone.

Minor Modification Request: Request for a temporary certificate of occupancy with the required funds be provided to the town, with an agreement while work is continuing.

Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Mr. Gotti, the Planning Board voted in favor via roll call 5-0 to find that the changes presented to the Board in this application be considered minor to the Special Permit issued in 2017.

Discussion: Ms. Conant asked if this was only referring to the driveway?

Ms. Loughnane laid out the specific parts of the motion so that one of the Planning Board members can make a motion with a 'so moved'. This was acceptable by Mr. Ahearn, Town Counsel.

First Condition:

Recommend that the Planning Board make a motion to grant the Town Planner the necessary flexibility to allow for a temporary certificate of occupancy to be issued if all other approvals by other boards are in order or in process if the applicant submits a stormwater management plan application to the conservation agent on or before October 2nd.

Second Condition

That the applicant submits an as-built plan showing the development of the lot on or before October 2nd.

Third Condition:

In the event that that as-built plan shows that there was disturbance to any of the no cut trees in the zones shown on the special permit plan, the applicant will install new plantings of sufficient size and spacing to fill the gap that was created by the disturbance and that those plantings be planted no later than May 1, 2021.

Fourth Condition:

Also to allow Abby to work with the Mouhannas and the Andersons on the development of an appropriate final agreement.

Fifth Condition:

The agreement will call for the establishment of passbook savings accounts in appropriate amounts to correspond to the BETA estimate and that those passbook savings accounts be fully funded and submitted to Town Counsel with signed withdrawal slips prior to the issuance of a temporary certificate of occupancy by October 2nd.

Vote:

Mr. Gotti: So Moved

Mr. Pfaff: Seconded

No further discussion

Roll call vote: 5-0

Motion Granted

166 East Street- Norfolk Golf Course-EIDR Public Hearing - Applicant proposes exterior renovation including new roof, siding and windows at club house. Modified walkway and landscaping and new exterior service staircase from kitchen to lower lounge.

Chair Atkins explained that two Planning Board members are recusing themselves: Ms. Conant and Mr. Pfaff- Chair Atkins had associate board members fill their places, Mr. Olanoff and Mr. Rafsky will vote on this and participate as full Board members.

Applicant, Sean Sweeney, 217 Washington Street, was present. Also present was Steve Marino, President of Norfolk Golf Club, and said that many improvements are interior. Membership is mostly Westwood residents. Mr. Sweeney, gave a background on the building and the project. They will replace windows, siding, and deck. The entrance to the

clubhouse is unclear and it will allow better access and handicap access as well. The Applicant asked for a few waivers. Did look at the storm water, Norwood Engineering looked at it. Would like to see a site plan.

Staff & Board Comments:

- Ms. McCabe, Landscaping question: Is any landscaping being removed with the proposal? In the front, basic maintenance, it will not change in size, just in dimensions. The intent is to remove the landscaping in the front. Ms. McCabe's recommendation is that if any landscaping is being removed new ones are required.
- Ms. McCabe, also said that if any changes are made to the alcohol service area that would need a license from the Select Board.
- BETA would like a more complete site plan.
- Landscaping, require a landscaping plan? *Ms. McCabe, they did provide a plan, but not a planting legend.*
- Waiver on EIDR, which is not necessary.
- Accessibility, is the front door totally accessible now? *Yes, 2 pathways now and a ramp toward the deck. Members carried in age.*
- Looks like a ramp was added. *The plans that are drawn are what will be submitted to the Building Department.*
- Chris Jones, Landscape Architect was present, Curbs at the radius conditions, struggled with the grading. It is not a ramp, it is a sloped walkway. Wanted to stay under 5%. Can round off with a 1 foot radius, and add low evergreens.
- Will the rest of the building be accessible? *Yes, there is a lift.*
- Will the whole building be accessible? *Yes.*
- Drainage on the 2 new sidewalks, where does the water go? *Will contribute to the fairway.*
- Waiver of the lighting. It is not clear with the lighting is. *The lighting will continue to be what it is. Replace the LED.*
- Concerned about lighting on the sidewalks. *Mr. Jones, there will be sconce lighting on the main building and a light on the sidewalk. Please locate them on the plan.*
- Staircase in the back, no indication of lighting. May have to add lighting for safety and add to the plan.
- Problematic lighting: LT 10 paper to be large spotlights. By law: spotlight cannot be above 15 feet. Please replace it. You need to bring them into conformity. Mr. Sweeney will remove them.
- Please add them to the plan and we can grant the waiver.
- All will be LED lights
- Strictly signage lights, no spotlights.
- Landscaping, not that replace, but that it is acceptable to the Town. Mr. Ahern: We can make it part of the motion.

Chair Atkins opened the hearing up to public comments and explained the process to raise hand.

Public Comments:

Mr. McCusker: Tom 33 Brookfield Road, member of club since 1983, largest open space in Islington. Sledding, Cross country the golf teams in Westwood and Dedham. Public space to town functions. The Golf Club is an asset to the Town.

Action Taken:

Upon a motion made by Mr. Olanoff and seconded by Mr. Rafsky, The Planning Board voted in favor, via roll call 5-0, to grant the waiver for the photometric lighting plan, the presentation model and the traffic study for the application submission. Waivers granted.

Mr. Atkins discussed wanting a motion to approve the EIDR with the condition that a final site plan be submitted showing all the utilities, replacement landscaping proposed for removal and put all of the exterior lighting on the plans

Mr. Sweeney asked if all of the Landscaping, proposed grades and exterior lighting be on one plan. Mr. Rafsky stated that it should be subject to approval of the Town Planner.

Action Taken:

Upon a motion made by Mr. Rafsky and seconded by Mr. Olanoff, the Planning Board voted in favor 5-0 via roll call to amend the motion to not say just submit a revised plan that is approved by the Town Planner or resubmitted to the Planning Board for review. The EIDR was approved.

Upon a motion made by Mr. Olanoff and seconded by Mr. Gotti, the Planning Board voted in favor via roll call 5-0 to close the Public Hearing.

Discussion: None

Mr. Delay and Ms. Conant left the meeting at approximately 10:35pm.

Other Business:

Update on working group plan for spring zoning amendments relative to medical uses Review of

Meeting Minutes

9/8/2020

Upon a motion made by Mr. Gotti and seconded by Mr. Pfaff, The Planning Board voted in favor 3-0 via roll call to approve the September 8, 2020 meeting minutes as submitted.

No discussion.

Minutes adopted.

Ms. McCabe had an update for the Working Group for the Medical Uses. She will start appointing a working group As an advisory committee, she will review existing zoning and review some drafts from the past. Will start with Mr. Gotti and Mr. Pfaff.

How will you reach out to people/find people? Residents with areas of expertise. Maybe live in the areas. In the field of public safety, healthcare, experience in zoning, former Fin Com members. Ms. McCabe is open to ideas.

Concern that the group is too big-Looking for 9-12 members.

Point of Order: Staff oriented group, not subject to Open Meeting Law.

Chair Atkins rescinded his appointment of a two board members to a subcommittee at the previous meeting. He explained this is an informal working group. No need to keep minutes, other PB members cannot attend the meetings.

Mr. Ahearn had a Point of Order: It is a staff oriented group, that Ms. McCabe will run.

Mr. Atkins formally rescinded his appointments to the subcommittee, we will instead have an informal working group to advise staff. We want to be aware of Open Meeting Law violations.

Adjournment:

Upon a motion made by Mr. Gotti and seconded by Mr. Pfaff, the Planning Board members voted in favor via roll call (3-0) to adjourn the meeting at approximately 10:50 pm.

List of Documents:

Link to Documents:

http://westwoodtownma.iqm2.com/Citizens/Detail_Meeting.aspx?ID=1557

Link to the Planning Board web page

<https://www.townhall.westwood.ma.us/departments/community-economic-development/planning-division>

<p>University Station Conformance Determination Five Below Package, From: New England Development, 9/2/2020. 4 pages. Five Below Narrative 9-18-20, 1 page. Existing Photo Five Below Space, 1 page. Conformance Determination Core Development Area 1-2-04-29-2013, From: Westwood Planning Board, 5/13/2013, 2 pages. Master Development Plan, From: Tetra Tech, 2/20/2019, 1 page. Core Retail Elevations -sheets 1& 2, From: Allevato, 9/18/2014, 7 pages. Peer Review Five Below Facade Recommendations, From: Dewing, Schmid, Kearns Architects, 9/21/2020, 3 pages.</p>	PDF
<p>472-480 Summer St. Shared Driveway Modification Request 2017 Planning Board Approval Shared Driveway Special Permit, From: Westwood Planning Board, August, 24, 2017, 8 pages. Approved Plan Set 2017, From: Site Design Professionals, LLC, 7/21/2017, 4 pages. Relocated Driveway Plan, From: McKay Architects, 2/12/2018, 20 pages. Shared Drive House View West, 1 photo. Photo From Rear Emergency Access, 1 photo. Photo Rear Emergency Access GAte, 1 photo.</p>	PDF

<p>View of Emergency Access towards Westfield St., 1 photo. 05-09-17 Minutes, From: Westwood Planning Board, 5/9/2017, 6 pages. Photographs of Property, 5/2017, 6 pages. 05-23-17 Minutes, From: Westwood Planning Board, 5/23/2017, 7 pages. 07-11-17 Minutes, From: Westwood Planning Board, 7/11/2017, 6 pages. 08-22-17 Minutes, From: Westwood Planning Board, 8/22/2017, 3 pages. DRAFT Agreement 09-18-2020 Earthwork Worksheet 9-17-20, From: BETA, 9/17/2020, 1 page. 2015 aerial photo, 1 photo. 2019 aerial photo, 1 photo. Sample bump 2, 1 photo. Sample speed bump, 1 photo. Speed bump 3, 1 photo. Speed hump, 1 photo.</p>	
<p>166 East Street-EIDR Hearing Notice East Street 166, From: Westwood Planning Board, 8/26/2020, 1 page. Site Plan, From: Norwood Engineering, 6/26/2020, 2 pages. Architectural & Interior Construction Plans, From: Main Street Architects, 7/24/2020, 74 pages. Stormwater Assessment, From; Norwood Engineering, 1 page. BETA engineering Review-Norfolk Golf Club EIDR, From: BETA, To: Todd Korchin, Abigail McCabe, 9/11/2020, 3 pages. Existing Conditions photo, 1 photo. Waiver Request-Lighting, Traffic, Model, From: Norfolk Golf Club, 8/18/2020, 1 page. Staff Review Comments, 9/18/2020, 1 page. Club House Aerial View, 1 photo. Norfolk Golf Aerial View Zoomed Out, 1 photo. Norfolk Golf Logistics Plan, From: Commonwealth Building, Inc.,1 page.</p>	<p>PDF</p>
<p>Open Space & Recreation Plan (OSRP) Final Westwood OSRP revised 071720, From: Open Space and Recreation Plan Committee, 2019, 165 pages. State Conditional Approval Letter 07-10-19, From: The Commonwealth of Massachusetts, To: Nora Loughnane, 7/10/2020, 2 pages. MAPC Final OSRP letter, From: Metropolitan Area Planning Council, To: Melissa Cryan, 7/9/2020, 2 pages. Cover Letter to State 07-2020, From: Westwood Planning Board, To: Melissa Cryan, 7/30/2020, 2 pages.</p>	<p>PDF</p>
<p>Meeting Summary prepared by Ms. McCabe, dated September 22, 2020</p>	<p>PDF</p>
<p>Draft minutes from 09-08-2020</p>	<p>PDF</p>