

**Westwood Planning Board Minutes**  
**Tuesday, April 6, 2021**  
**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 April 6, 2021 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 7:00 pm. The remote meeting was video recorded by Westwood Media Center and was available on Comcast channel 12, Verizon channel 42 and on Westwood Media's YouTube channel <https://www.youtube.com/watch?v=2irNdxn-QNw>. Chair Atkins explained the meeting procedures, and how the Planning Board process works.

**Present via Remote Participation:**

Planning Board members present via Roll Call: David L. Atkins, Jr., Deborah J. Conant, Christopher A. Pfaff, Robert R. Gotti and Michael L. McCusker. Staff members present: Abigail McCabe, Town Planner, Pat Ahern, Town Counsel and Jessica Cole, who recorded the meeting minutes.

**384 Washington St.** – EIDR\*/Special Permit Public Hearing - Applicant seeking parking relief to sell granite monument at existing vacant building. Relief of 7 parking spaces.

Applicant: David Hern Jr., the attorney representing Salvatore Frangiosioia was present. Mr. Hern explained that Mr. Frangiosia wants to sell granite/cemetery monuments, he will have a showroom to meet with customers and place orders. The monuments are manufactured in Vermont and then shipped back to Westwood. All meetings with customers will be by appointment only. The issue is under the zoning bylaw based on the square footage, 11 parking spaces are required but for the proposed use only 4 for customers and 2 for employees are anticipated. He has looked for alternatives to rent parking spaces at nearby locations but with no luck. The applicant has proposed to repaint the building and paint it to freshen up the building and neighborhood. He would like to display some monuments outside the building for marketing purposes.

**Staff comments:**

From Ms. McCabe summarized the comments received by staff: request for an accessible handicap space; concern with the proposed layout with four in front and no room to bypass; and summarized the recommendation from the Pedestrian & Bike Safety Committee which recommended having 2 parallel parking spaces and tandem parking on the side of the building. BETA recommended cleaning the catch basin and improving storm water draining, probably the property owner's responsibility.

**Board Comments:**

- The site is tight, any change to reconfigure to have employee parking in the rear? *He could add employee parking in the back, the rear of the building has room to park. The Applicant agreed to reconfiguring the parking.*
- How will you handle snow removal? *Mr. Frangiosia responded that for snow removal he can push it back of the lot and push it up to the dock. He has a bobcat he can use.*
- When do you anticipate deliveries? How will they be handled? *Applicant responded he places orders for fabrication in Vermont usually 4 weeks to deliver from the order and will coordinate and ensure access to the loading dock.*
- Can the delivery truck pull in and pull out with customers parked in the lot? *Mr. Frangiosia can schedule a time for delivery. Don't allocate a parking spot by the loading dock. He will get calls in advance to schedule the time for delivery, and make sure there are no cars parked there.*
- Mr. Hern: If parking in the front is reduced to 2, with 1 handicapped, we can still put 1-2 on the right side. He believes the customers will arrive and leave together. The spot by the loading dock can be used if necessary. The building was built in 1964 without a lot of discussion on parking. It does not attract a lot of customers at once. By appointment. Mr. Frangiosia can ask how many people will be coming, not starting with a great layout.
- A board member noted that this is an existing non-conforming building and property, if we want anyone to occupy it, we need to make some concessions given the existing building location and small lot size. The proposal is the best retail situation, by appointment only, the Board has to work with this or this building or it

will remain empty. The board discussed allowing left side parking, for emergency use only. Back for 2 employees, no tandem for customers.

- Do you currently have this business elsewhere? *Mr. Frangiosa responded no, a friend in Medford guiding him through it, but in the masonry and granite business for over 40 years.*
- Will this be your day to day office? *Yes, just for the Monument business.*
- Snow removal, wooden guard rail, is it solid or gated? *Mr. Frangiosa believes it is solid. Concerns with the Bobcat. He can plow it down to the dock and remove with a truck and Bobcat.*
- Mr. Frangiosa: Being by appointment he can let the families/customers know that there is not a lot of space.
- How will the truck deliver? *Flatbread truck, 6 wheels, it is maneuverable enough. It will not have to back up into the loading dock. He will know ahead of time of a delivery.*
- Does the appointment only nature of the business change the ADA accessibility compliance allocating one spot? *Mr. Ahearn, No, very little mitigates handicapped access, even by appointment.*
- With the ADA compliant space, you may not have room to display the monuments. *Width of the stones are 8" and the base is 12" wide and there is currently a concrete apron that goes along the front of the building.*
- Need a plan that you are not blocking the sidewalk, that the handicapped space is accessible.
- It is not a pathway, it is a radius in all directions for ADA compliance.
- Curbing or Ballards to keep cars from going through the building? Or at least slow them down to protect the building. *Mr. Frangiosa will be adding bollards to the corners of the building. We would like to see them in front of each parking space, or curbing before going into the building.*
- Mr. Hern: We can revise the plan, or we came back with a revised plan.
- Outdoor Display needs a site plan with radius' so we are sure it is compliant with ADA. *Mr. Frangiosa would like to put up a few monuments up against the front of the building, it is a form of advertising. They would not interfere with ADA or access to the building.*
- Are the monuments going to be placed outdoors? *Yes, Mr. Frangiosa would like to put out a few in front of the building, it is typical of this type of business, and would be ADA compliant with the revised plan.*
- Will the Monuments be in place of signage? *No, he hopes to put up a brick facade. You may want to add signage to your submission, what you plan to put up within our bylaws.*

Chair Atkins opened the hearing up to public comments and explained people can raise their hand to be called on and unmuted, or type a question in the Q&A.

#### Public Comments:

Ms. Martin, 23 Brookfield Road, spoke against the Applicant's request to have tombstone's outdoors on display specifically as it faces and is close to a residential family neighborhood.

Mr. McNally, 379 Washington Street, it's a vacant property for a long time and would love to see someone in the property. Not excited about the proposed use. Concerned about the parking and getting into the loading dock. Seems congested and has concerns with the snow and proposed signage.

Ms. McCabe informed the Board and Applicant that the business is allowed a wall sign and an additional sign.

#### Final Board Comments:

- The Board requested a revised site plan showing two parallel parking spaces out front, line paintings, two spaces for employees in the rear, 2-3 parking spaces on the side of the building; a snow removal plan narrative response; details on proposed outdoor monument display; and signage proposal.
- Chair Atkins read the comments and questions in the Q&A from Ms. Fusco and Mr. Previtera and Justin.

#### Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Mr. McCusker, the Planning Board voted in 5-0 favor via roll call vote to continue 384 Washington St. – EIDR\*/Special Permit Public Hearing to Monday April 26, 2021 at 7:00 pm via Zoom.

**710-722 High St. – EIDR\* Public Hearing.** – Global Montello Group proposes to redevelop and merge the two services stations at 710 & 722 High Street. Applicant proposes demolishing the existing gas station at 722 High St.; an addition on the south side of the convenience store at 710 High St.; expansion of the canopy for additional fuel pump; construct 24 parking spaces; and associated site improvements.

Applicant: Paula Devereaux, attorney for Global Montello Group, was present to summarize the project. Global owns the two gas stations and wants to combine the uses. They will demolish the Gulf station. They are aware that the also

need to go to ZBA, for the gas station uses. Both stations have special permits, but the Building Commissioner suggested a new special permit be filed for this proposal.

Project Engineer Zack Poisson, Bohler Engineering, was present. He discussed the design of the project, and the plan for site improvements. The canopy will be saved and extended, and the storefront will be saved and extended. They are proposing to add six electric vehicle charging stations.

Attorney Devereaux indicated that they received the peer reviewer's report and are working on responses but are not prepared to address all items from the peer reviewer this evening but will work on revised plans for a continued hearing.

Tom Houston of PSC, was hired by the Planning Board as the Board's Peer Reviewer. Mr. Houston's review comments were in the board's packet and Mr. Houston was present to summarize the major issues.

- The site is Town's Water Resources Protection District and DEP Zone 2, concerns of contamination from gasoline.
- 100% of the runoff needs to be held onsite.
- No soil tests within the infiltration facility have been performed yet, it is on the border of the change of soil types.
- Need site specific testing for the soils to evaluate the soil assumptions.
- He is planning to meet with the applicant on Friday to review after tonight's meeting and work through the comments.
- The major items for the applicant to address are the stormwater and traffic evaluation.
- He suggests adding the traffic signal equipment on Gay/109 should be incorporated in the traffic analysis.

Ms. McCabe summarized staff comments.

- Recommendation was to start at the Planning Board and then go to the ZBA for Special Permits needed from and Conservation Commission for the land disturbance stormwater review.
- The Fire Department has requested turning templates.
- Need food and tobacco permits from the Board of Health
- The Ped/Bike Safety Committee recommends a grassy area, bench and a bike rack. There was also a suggestion to close the southern curb cut which would allow for more parking.

Board Comments:

- How much business is being generated at the site now, what is to be expected once done? *Trip generation - proposed would generate, increase in trip generated 44-36 trips in the peak hours.*
- Would like to see some green space if you remove the southern curb cut.
- Point of clarification: Incremental trips, is it based on 2028 6 year projection? At the 4%? At the 1%? Build v no build? *Ms. Brown: Traffic volume does not change for 1% or 4%. 1% is about 8% growth over 7 years. 4% growth, increasing traffic on 109 by about 37%. Mr. Houston: He concurs.*
- Board discussed suggestion for removing the southernmost curb cut.
- Describe the nature of the business? *Kevin Doyle, Global Partners, AllTown Fresh destination. Made to order kitchen that specializes in organic, natural, gluten-free. Healthier options, healthier choices than the average convenience store. Can order on an app. Better food options and better food choices.*
- Is the idea to attract EV customers? *There is no driving force to it, we don't want to be known as a fossil fuel gas station but will be open to the public.*
- Are there any tables? *No there is no seating*
- The existing tanks removed and tested? *Yes*
- Offering any car repair service? *No*
- Stormwater management, 16, is that correct. *Yes.*
- Because of the new impervious surfaces, we will move to a higher tier of stormwater management. Correct, Zoning Bylaw requires it.
- We need to do soil testing before completing? *Yes, working on scheduling soil tests.*
- Can this be accomplished in 3 weeks? *It depends. Could design based on an assumed condition.*
- Inquire of the applicant with only 3 weeks of the current Board. *Mr. Poisson, because of the time sensitivity due to change in board membership we're hoping to move forward. Have previous data and use assumptions as they are and confirm before construction.*
- Mr. Houston: The reason to test is you want to know the permeability of the soil and the depth to groundwater.

Ms. McCabe, responded that in the past it is typical for applicants to fully design their plans based on assumptions and the board typically adds a condition that the soil tests be performed prior to construction with the results submitted to the Town staff or peer reviewer.

Chair Atkins opened the public hearing up to public comments and explained how people could participate by raising their hand to be unmuted, or type in the Q&A.

Public Comments:

Jennifer Berry, 26 Edgewood Road, asked if the repair service will still be provided as she has gone to the mechanic for many years.

The Applicant responded that the repair station is not proposed in this redevelopment as it will only be for refueling and convenience store.

Ms. Driscoll, 41 Russell Avenue, behind the Mobil, has been a fabulous neighbor, asked if the fence was remaining, and hopes that trees will remain or any removed will be replaced. She noted that there is often trash behind the property where there are some foot paths.

Applicant responded that the fence is staying where it is and they are not intending to remove the existing trees behind the building, and agreed to add trash receptacles.

Mr. Davenport, 692 High Street, said he is concerned about the location of the tanks and the high ground water since he also has high groundwater at his property. Was also concerned about rodents in response to food and more trash.

Property owner Mr. Doyle responded that the tanks will be replaced with new double wall fiberglass tanks per the DEP as much soil will be removed under their guidance. Same with the Gulf, they will be taken out completely.

Mr. Giordano, 20 French Street, asked about AllTown facilities and data on how long customers stay and traffic impacts.

Applicant responded that did not have those specific data points.

Ms. de Reyna typed in comments in the Q&A and then was unmuted to speak.

Ms. de Reyna, 221 Hartford Street, commented that about 8000 cars use Hartford Street and it is currently very congested and asked about the curb cuts, and traffic counts that were looked at.

Applicant responded that yes they looked at High Street and Hartford St.

Additional Board Comments:

- 109/Gay Street-The three lights should be coordinated. The timing of the traffic study and recommended analysis of traffic not be during August.
- Board asked about creating a left turn into the site into the northern curb cut which would be done by restriping 109 and have 2 left turn lanes in both directions. Has it been discussed? Applicant: *Not to date. That may be helpful. 2 way left turn lane.*

Ms. Feeney, 30 Russell Avenue, The water is high, 2 pumps going all the time. 109 is the 3rd busiest secondary road in MA. Revisit that part of the study. Gridlock on Gay/Hartford. Can we widen 109?

Staff & Board Comments:

- Board members discussed the suggestion for removing the southernmost curb cut but ultimately decided the three worked with the southernmost one being on way in only. Two members were supportive of removal and three were supportive of keeping the third as an entrance in before the traffic light.

Mr. Houston: Standard practice to have a right turn in so they don't have to pass through the signal, he recommends it.

Action Taken:

Upon a motion made by Mr. McCusker and seconded by Mr. Gotti, the Planning Board voted 5-0 in favor via roll call vote to continue 710-722 High St. – EIDR\* Public Hearing to Monday April 26, 2021 at 7:00 pm via Zoom.

**480 Summer St.-** Reissue special permit with updated lot numbers to match land court lot assignments for recording at Registry of Deeds.

Ms. McCabe summarized the special permit required recording of the approved plans and decision to be filed with the Registry of Deeds in addition to Land Court. She explained that the Applicant went to the Registry of Deeds recently

to record but the decision was rejected because it did not match the new lot numbers assigned by the Land Court. The request tonight is to update the lot numbers in the special permit to match the new numbers assigned by the Land Court to change from lots 7, 8, & 9 to lots 10, 11, & 12. This is the only change and is considered an administrative request.

Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Mr. Gotti, the Planning Board voted 5-0 in favor via roll call vote to re-issue the August 22, 2017 Shared Drive Special Permit with the updated lot numbers per the Land Court's lot assignments by amending page 1 and conditions 2, 3, 4, & 5 to be lots 10, 11 & 12 as shown on the 5840F Land Court Plan.

**Zoning Amendment Public Hearing (cont. from 3/1, 3/8, 3/16, 3/29).** Prepare for Annual Town Meeting. Planning Board report on zoning articles. Click for Full Text of Articles and visit "Current Applications Link for Planning Board" at [www.westwoodpermit.org](http://www.westwoodpermit.org) for more information.

Chair Atkins explained that this is the fourth public hearing was last continued after the Fin Com's meeting on March 29<sup>th</sup> where they voted on the board's articles. The Board should vote on each article to make a recommendation to Town Meeting. Chair Atkins walked the Board through each article and asked for any further Board or public comments with each article.

Article 1: Zoning Amendment Relative to Temporary Structures and Uses

Board Comments: None.

Public Comments:

Mr. Giordano, 20 French St., suggested adding language "For good cause shown".

The Planning Board responded that they did not think this was necessary change and is hesitant to make further changes after this has gone to Fin Com.

Action Taken:

Upon a motion made by Mr. Gotti and seconded by Mr. Pfaff, the Planning Board voted 5-0 in favor via roll call vote to recommend Planning Board Article 1: Zoning Amendment Relative to Temporary Structures and Uses to Town Meeting as written.

Article 2: Zoning Amendment Relative to Fire Arms/Explosives Sales and Services

Board Comments: None.

Public Comments:

None.

Action Taken:

Upon a motion made by Mr. Gotti and seconded by Mr. Pfaff, the Planning Board voted in favor (5-0) via roll call vote to recommend Planning Board Article 2: Zoning Amendment Relative to Fire Arms/Explosives Sales and Services to Town Meeting to adopt as written.

Article 3: Zoning Amendments Related to Medical Uses - Medical Centers or Clinics and Office of Health Care Professional

Board Comments: None.

Public Comments:

None.

Action Taken:

Upon a motion made by Mr. Gotti and seconded by Mr. Pfaff, the Planning Board voted in favor (5-0) via roll call vote to recommend Planning Board Article 3: Zoning Amendments Related to Medical Uses - Medical Centers or Clinics and Office of Health Care to Town Meeting to adopt as written.

Article 4: Zoning Amendments Related to Medical Uses - Prohibiting Hospitals

Board Comments: None.

Public Comments:

Mr. Giordano recommended changes to the hospital definition and recommended changes to change designed to operated.

The Board was hesitant to make changes at this late time, Town Counsel agreed the proposed definition is clear.

Action Taken:

Upon a motion made by Mr. Gotti and seconded by McCusker, the Planning Board voted 5-0 in favor via roll call vote to recommend Planning Board Article 4: Zoning Amendments Related to Medical Uses - Prohibiting Hospitals to Town Meeting to adopt as written.

Article 5: Zoning Amendments Related to Medical Uses – Creating a Substance Rehabilitation Overlay District

Board Comments: None.

Public Comments:

Mr. Giordano suggested changes to Line 2: insert 'unaffiliated' under medical center and the word similar on the office of a health care professional, insert "licensed".

Staff does not recommend this change at this time.

Action Taken:

Upon a motion made by Mr. Gotti and seconded by Mr. McCusker, the Planning Board voted 5-0 in favor via roll call vote to recommend Planning Board Article 5: Zoning Amendments Related to Medical Uses – Creating a Substance Rehabilitation Overlay District to Town Meeting to adopt as written.

Article 6: Housekeeping Article

Board Comments: None.

Public Comments: None.

Action Taken:

Upon a motion made by Mr. Gotti and seconded by Mr. McCusker, the Planning Board voted 5-0 in favor via roll call vote to recommend Planning Board Article 6: Housekeeping Article to Town Meeting to adopt as written.

Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Mr. McCusker, the Planning Board voted 5-0 in favor via roll call vote to close the Zoning Amendment Public Hearing.

**Other Business:**

Review of Meeting Minutes:

Upon a motion made by Mr. McCusker and seconded by Mr. Pfaff, the Planning Board voted 4-0-1 (Ms. Conant abstained) in favor via roll call vote to accept the minutes from March 1, 2021 as amended.

Upon a motion made by Mr. Gotti and seconded by Mr. Pfaff, the Planning Board voted 5-0 in favor via roll call vote to accept the minutes from March 16, 2021 as amended.

Other Business:

Ms. McCabe noted that there are some upcoming fair housing training coming up, it is free and online if members are interested she sent an email. The new Wentworth Hall will be opening in July. A Pet Shop, Hair Salon and Photography Studio looking to move into Islington Center.

**Adjournment:**

Upon a motion made by Mr. Pfaff and seconded by Mr. Gotti, the Planning Board voted 5-0 in favor via roll call vote to adjourn at 10:15 pm.

**List of Documents:** Link to Documents:

[http://westwoodtownma.igm2.com/Citizens/Detail\\_Meeting.aspx?ID=1611](http://westwoodtownma.igm2.com/Citizens/Detail_Meeting.aspx?ID=1611)

Link to the Planning Board web page

<p><b>384 Washington Street EIDR - SP</b>          Application, Owner Authorization, Public Hearing Notice, Westwood Planning Board, 3/12/2021, 1 page.          Project Description, From: Salvatore Frangiosa, 1 page.          Site Plan, 1 page.          Parking Plan, 11/11/2019, 1 page.          Aerial View 2020, 1 page.          Street View 384 Washington St., 1 page.          Site Photo-Left Side of Building, 1 page.          Site Photo-Left side with Dock, 1 page.          Site Photo-Right side of Building, 1 page.          Site photo-Right side of Building 2, 1 page. Site Photo-Back of Building, 1 page.          Proposed Work Scope, From: S.A. Frangiosa, 4/1/2021, 1 page.          Findings for Parking Relief, 4/2/2021, 3 pages.          Staff Review Comments, 4/2/2021, 1 page.          Engineering Comments 384 Washington Street, From: BETA, To: T. Korchin, A. McCabe, K. Flynn, 4/1/2021, 3 pages.          Applicant Supplemental Findings of Fact for Parking Relief, From: Davin Hern, 4/5/2021, 2 pages.          Electronic Mail from Jim Sperber of Roche Bros, Subject: 384 Washington St Westwood Planning Board, April 5, 2021</p>	<p>PDF</p>
<p><b>710 &amp; 722 High Street, EIDR</b>          Application, Public Hearing Notice, From: Westwood Planning Board, 3/11/2021, 1 page.          Site Plan Set 710-722 High Street, From: Bohler, 3/12/2021, 19 pages.          Exterior Lighting Plan, From: Red Leonard Associates, 1/3/2020, 6 pages.          Existing Conditions Photographs, 4 pages.          Material Board, 3/4/2021, 1 page.          Model Waiver Request, From: Bohler, To: Westwood Planning Board, 3/8/2021, 1 page.          Traffic Impact Study, From: R. Brown &amp; D. Halpert, 3/5/2021, 263 pages.          Elevation Drawings &amp; Signage, From: Global Partners, 2/25/2021, 4 pages.          Drainage Report, From: Bohler, 3/12/2021, 106 pages.          Peer Review (PSC) Comment Memo, From: PSC, To: Westwood Planning Board, 4/1/2021, 21 pages.          Staff Review Comments REV, 4/2/2021, 2 pages.          Aerial View 2020, 1 page.</p>	<p>PDF</p>
<p><b>480 Summer Street</b>          Decision-Summer Street-480-2017-08-22-RECORDED, From: Westwood Planning Board, 8/24/2017          ENDORSED PLAN SHEET 1, 1/25/2021, 1 page.          ENDORSED PLAN SHEET 2, Site Design Professionals, LLC., 7/21/2017, 1 page.          ENDORSED PLAN SHEET 3, Site Design Professionals, LLC., 7/21/2017, 1 page.          5840-F Westwood Land Court ANR RECORDING, Borderland Engineering, Inc., 3/22/2018, 1 page.          Approved-Plan-Set-Summer-St-480-2017-08-22, Site Design Professionals, LLC., 7/21/2017, 4 pages.</p>	<p>PDF</p>
<p><b>Zoning Amendment Continued</b>          PB Memo to Fin Com 03-18-2021, Westwood Planning Board, 3/18/2021, 3 pages.          Zoning Amendment Articles Revised 03-16-2021, Westwood Planning Board, 3/16/2021, 9 pages.          DRAFT Zoning Map.pdf, 1 page.          Draft Planning Board report to Town Meeting</p>	<p>PDF</p>
<p>Memorandum from Town Planner Abby McCabe to Planning Board Members, dated April 2, 2021, revised April 5, 2021, Re: Staff Meeting Summary for April 6 Meeting          Draft meeting minutes from March 1 and March 16, 2021</p>	<p>PDF</p>