

Westwood Planning Board Minutes
Monday, April 26, 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 26, 2021 Planning Board meeting was conducted via remote participation by the Board.

Call to Order:

The meeting was called to order by Chairman Atkins at approximately 7:01 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=-8oxK1b_fm Chair Atkins explained the meeting procedures, and how the Planning Board meeting process.

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, Nora Loughnane, Director of Community & Economic Development, Pat Ahern, Town Counsel and Jessica Cole, who recorded the meeting minutes.

384 Washington Street - EIDR & Special Permit Continued Public Hearing. (Cont. from 4/6/21). Applicant seeking parking relief to sell granite monuments at an existing vacant building.

Applicant David Hern, Attorney, for Mr. Frangiosia, was present and followed up with concerns from the Planning Board and the Town. They submitted revised plans as requested by the Board showing three proposal options with parking, snow removal and handicapped parking. Applicant requests the display of merchandise outside and can act as bollards and the building owner was present and agreed to clean out the catch basins. The project architect Mr. Alvarado was also present.

Board & Staff Comments:

Board members talked about curbing, or curb stops and bollards as protection along the front of the store. A board member suggested allowing room in front of the front door for pedestrian access between the two parallel spaces. The Board discussed the outdoor display of monuments. Ultimately, board members concluded there was not enough room and was not supportive of the outdoor display for monuments. Board members also discussed the possibility of the accessible space in front even if not technically required.

Chair Atkins opened the hearing to public comment and explained how people can participate.

Public Comments:

Mr. Olanoff, Glendale Road – asked if there was a hood in the catch basin, and commented that outdoor display has not been permitted in the past.

Ms. Fusco, 20 Pine Lane – believes an accessible space is required and that it should be identified and signed. She expressed concern over the outdoor display.

Mr. Lambrianidis, owner of the building, said he has utilized the space for 15 years regarding the snow and parking, we parked in the front and in the back with no issues. Catch basin-he will clean the catch basin.

Board Deliberation & Further Discussion:

Waivers Needed:

- 1) Exterior lighting plan
- 2) Traffic Study

- 3) Presentation Model
- 4) Drainage calculations
- 5) To allow tandem parking and parking that does not meet the full vehicle parking standards.

Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Mr. Gotti, The Planning Board voted (5-0) via roll call vote to waive the 5 EIDR application requirements as they are not necessary for this change of use within an existing building with minor exterior changes proposed.

Action Taken:

Upon a motion made by Mr. Gotti and seconded by Mr. McCusker, the Planning Board voted in favor (5-0) via roll call vote to approve the EIDR at 384 Washington Street special permit for the relief of 4 parking spaces based on the findings presented by the applicant during the hearing and in the application materials with the 8 conditions specified below revised tonight.

1. There shall be no outside storage or display of merchandise.
2. The parking spaces shall be striped, the paving arrow, and signage identifying the one way in and one way out shall be installed as shown on the proposed parking plan Option 3 Sheet L3 prepared by Richard Alvord Architects entitled "Tenant Improvement 384 Washington St, Westwood, MA" with the increased size of the northern parallel parking spaces to accommodate an accessible space prior to an occupancy permit.
3. This special permit and EIDR granting relief of four (4) parking spaces and parking as shown on the plan shall only be permitted for this use and is not transferrable to a future use or future tenant.
4. Employees shall not park in the front spaces of the building.
5. There shall be no more than seven (7) vehicles on site at any one time. The operation shall be by appointment only.
6. The catch basin shall be cleaned prior to occupancy and cleaned as needed (typically twice per year in the fall and spring).
7. In minor snow events the lot should be cleared with storage in the rear corners not to impact parking and vehicle flow. Applicant shall remove snow from the site in major snow events.
8. Applicant shall revise the plan sheet L3 prepared by Richard Alvord Architects entitled "Tenant Improvement 384 Washington ST, Westwood, MA" to show:
 - a. Bollards, curb stops, or a curb along the front of the building for protection;
 - b. Shift the two parallel spaces to the south and north to allow room for pedestrian access in front of the door;
 - c. Increase the size of the northern parallel space to accommodate an accessible space, and it shall be signed if required.

Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Mr. Gotti, The Planning Board voted in favor (5-0) via roll call vote to close the public hearing.

710-722 High Street – EIDR Continued Public Hearing (Cont. from 4/6/21). – 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:

Ms. Paula Devereaux, attorney for Global Corp, was present.

Mr. Zach Poisson, Bohler Engineering, was present to discuss the site plan, signage, sidewalk width and drainage. He received testing data and a secondary location which was precautionary. Roof runoff will be separate from the building.

Above the 1" recharge. Ms. Rebecca Brown was present to discuss the traffic analysis. She evaluated Gay/High and did an updated analysis. It is part of a coordinated signal system. Additional traffic from the site, minimal impact.

Mr. Houston, the Planning Board's hired professional peer reviewer from PSC, was present and summarized his findings as outlined in his memo to the Board. Stormwater management is a big part of this. The revised system will capture 97% of the runoff. There is now a manual gate valve on site if there is a gas spill. Traffic impacts compare the no build and build operation. The increase in delay is less than 3 seconds. Mitigation plan, dual left hand turn lane, will be more orderly and safer, it appears to have merit. The Town should evaluate and can remark the area.

Board Comments:

- Traffic Study was in August, what was your seasonal adjustment? *None was adjusted, August is an average month.*
- Any feedback from DPW and the double left hand turn lane? *Ms. McCabe: It could work, but will not be implemented right now. Want to have the site up and running first. Add a condition, funds in escrow \$10,000 within a year after occupancy. Funds will be used by the applicant. The Town will evaluate it.* Ms. Brown said that the 2 way left turn lane would help with delays. Mr. Houston thinks the plan has merit, does not see why the Town would put it off.
- What is the net impact, are we better off than today? Mr. Houston: Better off in terms of discharge volume to the street and better off in water quality.

Chair Atkins opened the public hearing up for public comment and explained how people can participate.

Public Comments:

Ms. Berry, 26 Edgewood Road, expressed disappointment that the mechanic repair shop at the existing facility was not proposed to remain.

Mr. Giordano, 20 French Street, August is not a likely representative of the traffic. From AllTown to AllTown Fresh how it will affect the traffic flow anticipated. How was it factored in?

The Applicant and Mr. Houston responded that they used Institute of Transportation Engineers (ITE) Trip generation rates to estimate how much traffic would be generated by the redevelopment. Proposed layout, convenience use, today the fuel is the main source of trips. Mr. Houston looked at it and was satisfied.

How does it compare to the store in Plymouth? *Plymouth is a 4800SqFt building and Westwood is 3800SqFt it is smaller.* Super convenience store.

Wellesley: 44 Edgewood, typed in chat was read by the Board. I don't understand why you don't answer Jennifer Berry's question. Why is there no consideration for the business that is there?

Mr. Lawlor representative for Global is going more towards convenience as a company not an auto mechanic.

Ms. McCabe went over the three waivers needed and summarized the list of 18 suggested conditions.

Board Discussion:

- Greater detail needs to be paid to the dumpster enclosure.
- Condition #11, are we trying to overreach? *Mr. Ahern: The applicant or DPW will have to go to the Select Board to get approval.* Ms. Devereaux: Is the applicant covered? *The applicant is not going to be held to the condition.*

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 request the 3 waivers by the applicant for the 710-722 High Street project.

Upon a motion made by Mr. Pfaff and seconded by Mr. Gotti, the Planning Board voted in favor (5-0) via roll

To approve the EIDR 710-722 High Street with the 18 conditions read and displayed by Ms. McCabe.

Discussion:

Mr. Giordano, suggests that the escrow be increased and slight adjustment to the language might be better positioned. *Ms. Brown believes that there is a benefit.*

Upon a motion made by Mr. McCusker and seconded by Mr. Gotti, the Planning Board voted in favor (5-0) via roll call vote to close the Public Hearing for 710-722 High Street – EIDR.

188 Mayfair Drive - Earth Material Movement EMM-EIDR Public Hearing. Homeowner proposes to import more than 200 cubic yards of fill and export more than 200 cubic yards of earth material for site landscaping.

Mr. Atkins recused himself.

Applicant: Mr. Murphy, Natureworks Landscape Services, was present to discuss the EMM-EIDR and design services on 188 Mayfair. He is looking to do the project in phases. He will be doing excavation and installing a natural boulder wall and remove 250 yards of soil and add 250 yards of soil.

Ms. McCabe: This property is a new proposed landscaping plan. Different from what was approved in 2017. BETA had noted the discrepancies in both plans. Confusion on what is being proposed today. New recommendations: require dry well be installed, old plan had 2, same for this project. Conservation is required. Mr. Murphy is aware.

Board Comments:

- Any feedback from BETA? *Capture the roof runoff.*
- Police concern, should have a police detail. *Is it still needed if the driveway is used as the loading and unloading? As required by the Police Department.*
- When will this happen? *ASAP*
- Will you follow the plan as submitted? Not the 2017 plan? *Correct.*
- 12-27 truckloads? *250 yards. 10 yards at a time.*
- Recommended path? *From Hartford Street/109.*
- Have the abutter's comments been addressed? *The neighbor at 182 Mayfair has concerns of tree removal.*

Public Comments:

Mr. O'Connor typed in chat. Loading in the driveway possible on a steep driveway? Will the end date for the proposed work be set? Not 7 more years? *Mr. Murphy, the steep driveway is not an issue.*

Matthew Hollingsworth, 182 Mayfair Drive, abutters, 2017 addressed the trees that were removed on the town property. Curious why they are not being replaced? 2017, stumps. 2017 order was to replant trees. Ms. McCabe, if they were removed, they should be replaced. Three trees, the Town has a tree warden that Mr. Murphy will work with. Mr. Hollingsworth, the property owner, placed fill on his property. Mr. Ahearn, it seems like a private matter between 2 homeowners, but Mr. Murphy agreed to take care of it. Discussed that the work will be done in phases. Ms. McCabe: The permit has 2 years to start the work, and there is no end time. The Planning Board cannot enforce a time.

Mr. Gurrera 162 Mayfair Drive, commented that the Board should set a hard end date.

The Planning Board does not usually deal with single family homes, it is only the EM that the Planning Board. Understand the frustration, but it is a private matter.

Mr. Ahearn, you can inquire with Mr. Murphy? How many phases or time frame? No, start in the back and move to the front. Phase 1 is 30% of the project, no more than 60 days.

Staff Comments:

Ms. McCabe summarized the 8 conditions with the 8th one added this evening about replacing the three trees in the right of way and type to be approved by the Tree Warden and Town Planner.

Action Taken:

Upon a motion made by Mr. McCusker and seconded by Mr. Gotti, The Planning Board voted in favor (4-0) via roll call vote to approve the 8 conditions discussed by the Town Planner.

Upon a motion made by Mr. McCusker and seconded by Mr. Gotti, The Planning Board voted in favor (4-0) via roll call vote to close the public hearing at 188 Mayfair Drive.

25 Clapboardtree St. Approval Not Required (ANR) Plan – To combine lot 2 (25 Clapboardtree Street) Assessor’s Map 29, Lot 199 with Lot 7 (Homes at 45) on Abbey Road known as Assessor’s Map 29, Lot 123.

Ms. McCabe: 2 age restricted units combining Lot 2 with Lot 7 Homes at 45. It was the #1 condition from March. Endorse the ANR

Action Taken:

Endorsed by Mr. Gotti and seconded by Mr. McCusker, The Planning voted in favor (5-0) to endorse 25 Clapboardtree St. Approval Not Required (ANR) Plan as submitted.

Other Business:

Review of Meeting Minutes

Comments by the Board members: Page 1, 3rd comment: When do they anticipate deliveries, applicant responded he can will orders.

Second page of comments: 6th down, Does the appointment only nature of the business change the ADA compliance of debt allocating.

Ms. McCabe will adjust the Minutes as discussed.

Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Mr. Gotti, the Planning Board voted (5-0) via roll call vote to accept the Minutes from April 6, 2021 as amended.

Request for letter of support for submit MA Vulnerability Preparedness (MVP) Program Action grant for assistance with a Climate Action & Resiliency Plan

Ms. McCabe started to submit a grant proposal, she needs letters of support. It was listed in the Comprehensive Plan. Authorize a letter of support.

No objections.

Adjournment:

Upon a motion made by Mr. McCusker and seconded by Mr. Gotti, The Planning Board voted in favor (5-0) via roll call vote to adjourn at 10:22pm.

List of Documents:

Link to Documents:

http://westwoodtownma.ig2.com/Citizens/Detail_Meeting.aspx?ID=1616

Link to the Planning Board web page

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

<p>384 Washington Street EIDR – SPA Application, 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. Site Photo-Left Side of Building, 1 page. Site Photo-Left side with Dock, 1 page.</p>	<p>PDF</p>
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<p>Site Photo-Right side of Building, 1 page. Site photo-Right side of Building 2, 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. Site photo-back of building, 1 page. Street View 384 Washington St., 1 page. NEW: Option One L1, From: Richard Alvord Architects, 4/15/2021, 1 page. NEW: Option Two L2, From: Richard Alvord Architects, 4/15/2021, 1 page. NEW: Option Three L3, From: Richard Alvord Architects, 4/15/2021, 1 page. NEW: Front Display, 1 page. NEW: Side View Wall Sign, 1 page.</p>	
<p>710 & 722 High Street, EIDR 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 & D. Halpert, 3/5/2021, 263 pages. Elevation Drawings & 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. NEW: Response to Peer Review Comments, From: Bohler, To: Planning Board, 4/19/2021, 11 pages. NEW: Response to Traffic Comments: From: GPI, To: Planning board, 4/16/2021, 199 pages. NEW: Revised Site Plan Set, From: Bohler, 4/16/2021, 17 pages. NEW: Drainage Report, From: Bohler, 4/16/2021, 115 pages. NEW: Signage Proposal, From: Global Partners, 4/14/2021, 3 pages. NEW: Prelim Earthwork Calcs, 4/16/2021, 1 page. NEW: Revised Lighting Plan, From: RedLeonard Associates, 2 pages. NEW: Peer Review Memo on revised plans, From: PSC, To: Westwood Planning Board, 4/23/2021, 20 pages. NEW: Revised Staff Comments: 4/23/2021, 2 pages.</p>	PDF
<p>188 Mayfair Drive-EMM Application, Public Hearing Notice, Westwood Planning Board, 3/31/2021, 1 page. Project Description, 1 page. Proposed Landscape Plans, From: Chris Dindal, 6 pages. Existing Conditions Photo, 1 page. Waiver Requests, From: Nature Works Landscape Services, 3/25/2021, 1 page. BETA Review Comments, From: BETA, To: T. Korchin, A. McCabe, 4/1/2021, 4 pages. Staff Review Comments REV, 4/25/2021, 1 page. 2017 Planning Board Earth Movement Approval Decision, Westwood Planning Board, 4/27/2017, 6 pages. 2017 Site Plan, From: RIM Engineering, 4/17/2017, 2 pages. Applicant Response to BETA Comments, 4/26/2021, 1 page. Neighbor photo, 1 page. Neighbor Photo 2, 1 page.</p>	PDF

Photo 3, 1 page.	
<p>25 Clapboardtree Street ANR 25 Clapboardtree St, From: Vanasse Hangen Brustlin, Inc., 3/31/2021, 2 pages. March 2021 OSRD Special Permit Amendment Decision, from: Westwood Planning Board, 3/29/2021, 7 pages. Address Layout, From: vhb, 3/26/2021, 1 page.</p>	PDF
Memorandum from Town Planner Abby McCabe to Planning Board, re: Meeting summary for April 26 meeting, dated April 23, 2021, revised April 26, 2021.	PDF