

**Westwood Planning Board Minutes**  
**Tuesday September 21, 2021**  
**7:00 pm**  
**Via Zoom Remote Participation**  
**Westwood, MA 02090**

Pursuant to Chapter 20 of the Acts of 2021, On June 16, 2021, Governor Baker signed into law An Act Extending Certain COVID-19 Measures Adopted during the State of Emergency. This Act includes an extension, until April 1, 2022, of the remote meeting provisions of his March 12, 2020, Executive Order. The September 21, 2021 Planning Board meeting was conducted via remote participation by the Board.

**Call to Order:**

The meeting was called to order by Chair Pfaff at approximately 7:00 pm. Chair Pfaff 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: [https://www.youtube.com/watch?v=AR\\_yVRmTg30](https://www.youtube.com/watch?v=AR_yVRmTg30) . Chair Pfaff explained the meeting procedures, and how the Planning Board process works, including options for public participation. Chair Pfaff explained that the Conservation Commission was also joining the Zoom to hold their notice of intent public hearing concurrently with the Planning Board for the first item for the Hanlon-Deerfield Elementary School Project. He turned to the Conservation Commission Chair Stephen David to call their meeting to order and a roll call of members.

**Present via Remote Participation:**

Planning Board members present via roll call vote for attendance: (Christopher A. Pfaff – Aye; David L. Atkins, Jr. – Aye; Ellen Larkin Rollings – Aye; Kathleen Wynne – Aye; and Thomas P. McCusker – Aye). Staff members present: Town Planner Abigail McCabe, Town Counsel Pat Ahearn, Town Counsel, Jessica Cole, who recorded the meeting minutes, and Director of Community & Economic Development Nora Loughnane.

Ms. McCabe stated that there was a change to item #4 of the agenda. The Applicant for the earth material movement public hearing application for 290, 294, 298 Summer St. has requested a further continuance to the Board's October 12<sup>th</sup> meeting. She recommended the Board vote to continue this hearing without discussion.

**290, 294, 298 Summer St. - Earth Material Movement (EMM) – Environmental Impact and Design Review (EIDR) Public Hearing.** Applicant proposes to import more than 900 cubic yards of fill to construct two new single family homes at 290, 294, 298 Summer St. (hearing continued from 8/17 without discussion).

*Action Taken:*

Upon a motion made by Mr. McCusker and seconded by Mr. Atkins, the Planning Board voted in favor (5-0) via roll call vote to continue the public hearing for the earth material movement EIDR application for 290, 294, & 298 Summer St. to Tuesday, October 12, 2021 at 7:00 pm via Zoom. Roll Call Vote: (Pfaff – Aye, Atkins-Aye, Wynne-Aye, McCusker-Aye, Rollings-Aye).

**Elementary School Building Project at Hanlon School Site 790 Gay St.-Limited EIDR (EMM)-Public Hearing.** Project proposal to demolish the existing school building & construct new school building, parking lots, access roads and walkways, soccer field, little league baseball field, outdoor classrooms, and playground area. Proposal also includes earth material movement EIDR for earth work. The Conservation Commission will hold a concurrent public hearing for the Notice of Intent for the elementary school project. The Planning Board & Conservation Commission will review this project together on September 21.

School Committee member Maya Plotkin, Chair of the School Building Committee introduced the Project Manager Rob Fitzgerald and summarized the project. First by discussing the schedule of the project for "the School in the Woods". Mr. Fitzgerald presented the drawings showing the traffic circulation including the bus route and the parent vehicle drop off loop where cars will have separate driveway than the bus drop off. He discussed the site plan in detail and the floor plan of the first and second floors including classrooms and the library. The Utility Plan was then discussed, porous pavement to mitigate storm water is proposed, he is planning on having a discussion with BETA Group to follow up on their review comments which focused on the stormwater. The plan has been sensitive to the wetlands and the no touch 35-ft. buffer, and will try to minimize tree cutting. The team discussed the sustainable elements and the process they took. A Sustainability Committee was created and they have worked with Eversource and Mass Save, and the Town's Energy Manger. A video was shown which gave a detailed look of the school inside and out.

Planning Board & Staff Comments:

- Do we have a cost on this building? What is it? Ms. Plotkin: Total project cost is \$87.7 Million, the MSBA has committed to reimbursing up to \$18.2 Million, so the net cost to Westwood residents is \$69.5 Million.
- When do you expect to go out to bid? Mr. Fitzgerald: May 2022.

- What are you asking the Town Meeting to do prior to the bidding in May 2022? Ms. Plotkin: October 18th at the Special Town Meeting the School Building Committee is asking the Town to approve the balance of the project cost. Followed by a ballot vote on October 26.
- You will be asking the Town for that amount of money without having a contract? Ms. Plotkin: Yes, this is the MSBA process, and we are required to do it this way, we have to make sure that the bids come in at or below the number that the Town has appropriated. We are aware and mindful of the cost.
- What have you got in place to vet? Ms. Plotkin: We are going to do this as a pre-approval process, and will take the lowest responsible bid.
- Chair Pfaff asked for the Town's engineering service representative Phil Paradis from BETA to summarize his review comments. A lot of comments were covered in a review letter to the Planning Board. He said BETA reviewed and found that traffic is not a concern with this proposal as designed. His letter requests some adjustments to the pedestrian access to the building, and some technical issues. Stormwater needs some work and soil testing is needed to determine Best Management Practices (BMPs) and to verify that the proposed stormwater system will work as designed in this proposal. The letter noted some minor issues with recommendations for screening and lighting, but generally BETA finds that the project is well thought out.
- Total land disturbance, what is the correct number as the total disturbance was listed differently in two places? Mr. Fitzgerald: Existing site is 8.5 acres plus the 10 new acres. One calculation did not account for the already disturbed area where the existing school is currently.
- Board members were concerned with the amount of ledge removal.
- Cost for a radon system? Details? Mr. Fitzgerald: Because of the ledge, it is preempted, easier to do before construction. Draw out gasses with pipes and a fan, simple system. How it is done in new construction.
- Do you have plans to take baseline readings? Mr. Fitzgerald: School district will hire a contractor and reach out to abutters and it will get it documented.
- The plan is to advise residents about radon baseline testing. Kevin: It would be unlikely that it would change levels in the residents' homes, no change due to construction.
- Will the ledge be removed by blasting? Kevin: Yes, blasting is the most efficient with two blasts a day expected, in a controlled manner. Hammering is loud and takes a long time. The rock is not significantly thick. Ms. Plotkin: We have informed abutters to make sure they are aware.
- During construction, how many parking spaces will be lost? Mr. Fitzgerald: Not too many should be impacted. Trying to keep them, fairly minimal, maybe 2-3.
- Sustainability, accessibility and walkability. This should be a model for the way things should be done. Accessibility: Reinforce that it is important. Walkability: The crosswalk at Croft Regis, will it have a light beacon? Mr. Fitzgerald: Yes. Crosswalks in the area? Ms. Plotkin: Crosswalks are outside the scope of this project.
- Sidewalk between the fields, is it well lit? Mr. Fitzgerald: Yes, light poles all along the walkway up to the school at 12 ft. high which is considered pedestrian scale lighting.
- What are your net zero goals? Mr. Fitzgerald: Achieve lead certification, WEAC wanted to go net zero, sustainability subcommittee gave input throughout the design stages.
- Describe porous pavement? Essentially an open graded course. Like a sponge, it will absorb the water. Allows water to be infiltrated where it falls. Allows water to infiltrate without having it to do water infiltration.
- Maintenance? Vacuum it, like a street sweeper. If you don't do maintenance, it will still do its job, or a power washer to remove sediment.
- Laura Lane? Whatever we can do. Ms. Plotkin: We shifted the entire design, because we thought it was too close. Leaving 80 feet of existing woods, and adding additional buffers.
- Is there enough open grass for the kids to run and play? Ms. Parks: That is something we have thought about, grassy beyond the half court, and have made it bigger behind the school. Ms. Parks believes this open area is an important part of the new school.

#### Conservation Commission Member Comments:

- More open green space should get a second look.
- Feels the same about more open green space. Lots of kids are always on the current field.
- Pavement: The vacuuming system, who would maintain it? Specialized vacuum? Hire out and is affordable. \$500/day. It has not been discussed, but DPW is on board. Will figure it out as it gets closer, and may partner with the DPW. To compensate for the storm water.
- Footpath to Laura Lane? Currently a fire access lane that residents will be able to use.
- A very pristine wetland.
- Construction effects? Specific grading and retaining walls, make sure they are all addressed.
- Granite markers at the 50-foot buffer zones, with signage included. Net effect of the school. Signage to indicate wetlands and stormwater areas.
- Why the porous pavement just in the parking lot? To allow for maneuverability.
- Plant list: native list, pollinators, withstand our climate. Will get in native plants and pollinators and low maintenance plants. No irrigation for the plants, but there will be for the fields.

- Combining the 2 schools, what will happen to the Deerfield School? *Currently the Select Board has a committee looking into it.*

Planning Board Chair Mr. Pfaff opened the hearing to public comment and asked people to raise their Zoom hand. He will call on and unmute people to speak. He first read the comments submitted in the Q&A.

Public Comments:

Ms. Fusco typed into chat...What traffic mitigation is planned for the neighborhood? Specifically Pine Lane, Schaefer Avenue and School Street? How many busses are now traveling this route and how many more are anticipated if the new school is approved? Currently the busses that travel the neighborhood, are traveling extremely fast for this densely populated neighborhood. *Brian: No traffic mitigation plan because there is no need for one as on site circulation for buses and vehicle drop have been incorporated on site. Ms. Parks: One bus that serves Hanlon and 5 that service Deerfield would not go into those neighborhoods.*

Mr. Diehl in chat: What other planting will you be using on Laura Lane? *Deb: Trying to preserve what is there. There is a mixture of deciduous and evergreen trees, wants to add more evergreen trees. Existing woods will be maintained.*

Mr. Olanoff, 52 Glandore Road: Was present, his concern is the access to Lowell Woods. He noted that on Laura Lane there is a connection to the trail but not to the school and he would like to see the sidewalk extended fully to Laura Lane. *Ms. Plotkin: For safety reasons we do not want people accessing the trail by the playground, purposely moved the trail for parent's safety concerns. They will have to walk a bit further, but there will be ample parking. They will look at it to make a connection to Laura Lane. Mr. Olanoff would also like to see more signage for the trails.*

Mr. Peter Schuler: Gay St. Has several concerns. Landscaping, buffers in place, worried that the money will run out. What's included in the base bid? *Can send to Mr. Schuler. Chain link fence is not shown in the plans? Fencing is in the civil drawings. We are in the design development stages. Fire access trail, scaling, a 10-foot-wide trail. What happens to the trees? Stumps? Clear cut? Bulldoze? Will replicate the current trail, take trees down and create a trail. Stumps will be removed. 2 large fields on Gay Street, worried about outdoor lighting, he asked if the Planning Board can prevent lighting? Ms. McCabe responded that no, the PB is reviewing the project as currently presented any future exterior changes would need to return for Planning Board review.*

Ms. Kelly, 20 Blue Hill Drive, she is a member of the Commission Disability for Westwood, concerns about the site design, handicapped parking, and seating at the fields.

Conservation Commission Action Taken:

Upon a motion made by Mr. David and seconded by Mr. Rogers, the Conservation Commission voted in favor (4-0) (David – Aye, Rogers – Aye, Sullivan – Aye, Maneva – Aye) to continue the public hearing to Wednesday, October 13 at 7:00 pm via Zoom for the Elementary School Building Project at Hanlon School Site 790 Gay St.

Ms. Wynne was on the phone and muted during the vote for the continuance.

Planning Board Action Taken:

Upon a motion made by Ms. Rollings and seconded by Mr. McCusker, the Planning Board voted 4-0 in favor to continue the public hearing for the Limited EIDR & Earth Movement EIDR for the Hanlon-Deerfield Elementary School until the Planning Board's next meeting on Tuesday, October 12 at 7:00 pm on Zoom. Record of the roll call vote (Atkins – Aye, McCusker – Aye, Pfaff – Aye, and Rollings – Aye).

**911-929 High St.- EIDR-Public Hearing.** Applicant proposes a small coffee shop/juice bar in former Animal Clinic space at plaza. Work includes interior renovations and minor tenant façade changes.

Applicant Vincent Michienzi and project architect Robert Reifeiss were present to discuss the project. They explained that this property has Dunkin Donuts and a plaza with several tenants with parking spaces in front of the businesses and some behind. Planning on: juice smoothies, healthy snacks, açai bowls with 15 seats, approximately 2-4 employees on site at the most, and he believes there is adequate parking with the 68 spaces currently existing.

Staff Comments:

- Ms. McCabe summarized that the project requires a submission to the Health Dept. and a license for a common victualler's license from the Select Board.
- Ms. McCabe noted that the Building commissioner believes that more parking space is required to comply with zoning. Ms. McCabe estimated the parking based on her estimates with a need for 48 total spaces per the zoning. Ms. McCabe also recommended upgrades to the property drainage, would like to see further

façade improvements, and restripe the parking lot because the parking spaces are now faded. *Mr. Michienzi said the owner is planning to redo the parking lot in the future and the owner is looking into making some facelifts in the spring.*

- Drainage situation? Calculations and runoff? Looking for underground systems?
- Ms. McCabe said that the Planning Board's standard practice is to require improvements when an application comes before them. There are several ways to improve the stormwater runoff and most commonly applicants capture the roof runoff because it is the least expensive approach that adds gutters and downspouts trying to capture at least one inch of runoff and treat the runoff so that it's clean and infiltrated on site. We don't know what exists today so she does not have a clear recommendation on the best drainage improvements.
- Mr. Michienzi believes he can get it done moving forward.
- Does the new drainage and new parking lot need to be done before opening? Ms. McCabe stated that this is what the Planning Board is currently discussing and considering this evening.
- Mr. Michienzi said that the Juice Bar is only 900 square foot, vs. the overall site. What is the expectation? Ms. McCabe said the applicant will need to know what is being imposed and should know what he is agreeing to before agreeing. Mr. Pfaff: Our practice is to make this site a better one. A real hurdle is the parking.

#### Board Comments:

- How many employees? *2-4 employees.*
- Do you have a business plan? *Yes, but not shared with this board submission.*
- Concern the parking analysis. *Blue Orchid has 48 seats, a lot of take out. Westwood Pizza is mostly take out.*
- Usually, we're prepared to do what needs to be done to make it successful. The architect has recommended an engineer, who can increase parking spaces, with the site engineer.
- How do we validate the discrepancies? *Mr. Pfaff: We need more information to determine the specific parking requirements to know if any parking waivers are needed.*
- Ms. McCabe said that the Applicant did not specifically request a parking waiver with this application as they believe they have enough parking. The Building Commissioner believes the minimum parking requirements as required by the Zoning Bylaw are not met. Her analysis based on assumptions of the number of employees at other businesses estimates parking demand is met on site but she included in the public hearing legal notice a request for a parking waiver. The Planning Board has the authority to waive the minimum parking requirements and reduce the parking requirements for existing buildings by looking at all uses on one property.
- Can this be decided this evening?
- Number is based on the number of seats and employees, not square footage for food establishments and restaurants.
- Big picture, we want to see this area more successful. Hard to see the parking spaces, there needs to be a plan to make the parking work. Plan: Repave and restripe the parking lot.
- Asking a lot for a tenant.
- Excited about the juice bar, but a lot of work needs to be done in this lot. Great opportunity, but not in this state.
- Intent to restripe and improve the parking layout. Fix the bumps.
- Not an issue with the business or the space, but the space is dilapidated, we want to see businesses thrive. Very mindful of parking. Would like to see the owner keep things up.
- Applicant thought the requests were a lot for the tenant. A board member asked who is the landlord?  
*Vincent Michienzi Sr.*

Chair Pfaff opened the public hearing up to public comment and asked audience members to raise their Zoom had so they can be called on and unmuted to speak.

#### Public Comments:

Mr. Grace: A resident of Pond Street was present, he has no problem with the business, when Diamond Nail came in, the owner acknowledged the parking problem. There is a parking problem and he's concerned as many cars are parking on Church Street today.

Mr. Pfaff explained that the Applicant did not specifically ask for a parking waiver request but the parking is what the board is considering now.

The Board asked for the Applicant to return with parking plan improvements.

Action Taken:

Upon a motion made by Ms. Wynne and seconded by Ms. Rollings, the Planning Board voted 5-0 in favor via roll call vote to continue 911-929 High Street EIDR Public Hearing to Tuesday, November 9 via zoom at 7:00 pm. Record of the roll call vote: (Atkins – Aye, McCusker – Aye, Pfaff – Aye, Rollings – Aye, Wynne – Aye).

**229 High St.-Earth Material Movement (EMM) Public hearing.** Applicant proposes to import more than 5200 cubic yards of fill and to export more than 1400 cubic yards of fill for regrading site after demolishing existing home to construct a new single family residence.

Ms. Gigi Munden, engineer representing the owner, was present. Proposing a new home, she went through the site plan, and discussed the land disturbance plan.

Staff & Board Comments:

BETA had some comments; show more information and add notes to the plan on a revised plan submitted this week. Ms. McCabe summarized the staff comments that the Building Department noted that a separate building permit is required for the retaining wall. The Fire Dept. is concerned about the gravel driveway due to the length.

Ms. Munden responded that the existing driveway is gravel and kept it stone for stormwater management reasons during the Conservation Commission's review.

Ms. McCabe noted that the Historical demolition delay is about to expire. Ms. McCabe summarized the suggested standard conditions of approval.

Board Comments:

Is there fencing? *Yes, a fence is proposed on the wall.*

Is the grade up to the wall? *The grade is up to the wall.*

How long is the driveway? Because the Fire Chief expressed concern. *Ms. Munden: Approx. 375 feet.*

The wall will have to be designed by a structural engineer.

Is the 4 foot fence an appropriate fence? *Defer to the Building commissioner.*

Chair Pfaff asked if there were any public comments and asked anyone to raise their Zoom hand to be called on and unmuted.

Public Comments: There were none.

Waivers Needed: Per standard EIDR but not necessarily relevant to single family houses:

1. Exterior Lighting Plan.
2. Traffic Study.
3. Presentation Model.
4. Renderings/Drawings.
5. Landscaping plan.

Action Taken:

Upon a motion made by Mr. Atkins and seconded by Mr. McCusker, the Planning Board voted 5-0 in favor via roll call vote to approve the 5 waivers from the standard EIDR submittal requirements because they are not relevant to the construction of two single family homes for earth movement. Record of the roll call vote: (Atkins – Aye, McCusker – Aye, Pfaff – Aye, Rollings – Aye, Wynne – Aye)

Upon a motion made by Mr. Atkins and seconded by Mr. McCusker, the Planning Board voted 5-0 in favor via roll call vote to approve the earth material movement for 229 High Street as submitted with the nine conditions discussed by Town Planner Ms. McCabe. Record of the roll call vote: (Atkins – Aye, McCusker – Aye, Pfaff – Aye, Rollings – Aye, Wynne – Aye).

Upon a motion made by Mr. McCusker and seconded by Ms. Wynne, the Planning Board voted 5-0 in favor via roll call vote to approve the Earth Material Movement Public Hearing at 229 High St. Record of the roll call vote: (Atkins – Aye, McCusker – Aye, Pfaff – Aye, Rollings – Aye, Wynne – Aye).

Upon a motion made by Ms. Wynne and seconded by Mr. Atkins, the Planning Board voted 5-0 in favor to close the public hearing for 229 High St.-Earth Material Movement (EMM). Record of the roll call vote: (Atkins – Aye, McCusker – Aye, Pfaff – Aye, Rollings – Aye, Wynne – Aye).

**Zoning Initiatives and Zoning Amendment Public Work Session.** If time permits, the Board will discuss zoning amendments being considered for the 2022 Annual Town Meeting. The discussion will focus on, but is not limited to, the following zoning amendment topics.

Zoning to comply with Section 18 of Chapter 358 of the Acts of 2020 “An Act Enabling Partnerships for Growth” adding new section 3A to the Zoning Act of MGL 40A.

- By-right multi-family housing zoning within 1/2 mile of train stations for MBTA Communities.
- Housing choices such as allowing accessory dwelling units, starter home zoning, and smart growth 40R districts.

Solar zoning amendments – zoning changes related to solar arrays on roofs, on the ground, and the permitting process.

Ms. McCabe informed the Board that since your last meeting staff met with the Housing Partnership to introduce this new law. The Housing Partnership would like to provide input on the evaluation score card and will meet next week to review and give you suggestions.

She also informed the Board that her and Mr. Pfaff met with the Chair of the ZBA about the proposed solar zoning changes. The ZBA Chair was supportive of the Planning Board’s changes to become the permitting authority for ground mounted solar and he recommended some additional considerations for our zoning amendment proposal. She will provide an updated draft at a future meeting.

Board Comments:

- Mr. Atkins was at the TRIC meeting today, he did not get any feedback on what other towns are doing for MBTA communities, many have not started. Only Norwood has been discussing it. He supports Westwood’s early and public process at considering zoning changes.

Other Business:

Review of Draft Meeting Minutes:

Upon a motion made by Mr. Atkins and seconded by Ms. Rollings, the Planning Board voted 5-0 in favor via roll call vote to approve the Meeting Minutes from August 31, 2021 as presented. Record of the roll call vote: (Atkins – Aye, McCusker – Aye, Pfaff – Aye, Rollings – Aye, Wynne – Aye).

Preliminary 2020 Census Data with new units status.

Ms. McCabe said that based on the preliminary data for 2020 figures, we are still above the 10% minimum requirement and some more affordable units still need to be added for affordable housing. She stated that DHCD has not updated their official SHI numbers but looking at our 2020 housing numbers from the recent census and how many affordable units we have we appear to remain over the 10% minimum required.

Comments:

Did they include accessory apartment units? *Ms. Loughnane: All we have is the bottom line number, waiting for more data, we don't have the full details of what they considered.*

Board will discuss the two Associate Planning Board Members terms expiring in November. She noted that the two Associate Members are interested in being reappointed.

Ms. McCabe discussed that positions are expiring, both current members are interested in continuing in their roles. The process is that the Planning Board would need to meet with the Select Board in a joint meeting to vote on the two associate members.

Comments:

- Do we send out a call for applicants to be considered? *Mr. Ahearn: It is up to the Planning Board; the charter is not specific. Ms. McCabe said the Board can put something out about openings and have people apply if that's what they want to do.*
- What is the process for selecting new members? *Mr. Pfaff and Mr. Walsh can decide before the meeting on exactly how the meeting will go.*
- Not under any Charter obligation and we do not need to do anything further. All board members were in agreement that they do not have to specifically advertise the openings since two members are interested in re-appointment.
- Ms. McCabe will arrange a date and time to meet with the planning board and select board.

**Adjournment:**

Upon a motion made by Ms. Wynne and seconded by Mr. Atkins, the Planning Board voted 5-0 in favor via roll call vote to adjourn at 10:20 pm. Record of the roll call vote: (Atkins – Aye, McCusker – Aye, Pfaff – Aye, Rollings – Aye, Wynne – Aye).

**List of Documents:**

Link to Documents: [http://westwoodtownma.ig2.com/Citizens/Detail\\_Meeting.aspx?ID=1647](http://westwoodtownma.ig2.com/Citizens/Detail_Meeting.aspx?ID=1647)

Link to the Planning Board web page:

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

<p><b>Hanlon Elementary School Building Project 790 Gay Street-Limited EIDR &amp; EMM EIDR</b>  Application, waiver request, Public Hearing Notice, Westwood Planning Board, 8/25/2021, 1 page.  Project Description, From: Dore &amp; Whittier, Roberto Fitzgerald, 8/19/2021, 2 pages.  Civil Site Plan Set, Dore &amp; Whittier, 8/19/2021, 13 pages.  Exterior Elevations, Dore &amp; Whittier, 8/9/2021, 6 pages.  Existing Site Survey, Dore &amp; Whittier, 5/25/2021, 3 pages.  Landscape Plans, Dore &amp; Whittier, 8/19/2021, 17 pages,  Fire Protection Level 1 Area C, Dore &amp; Whittier, 1 page.  Exterior Renderings, 8 pages.  Stormwater Report, Nitsch Engineering, Inc., 8/19/2021, 420 pages.  Traffic Study, Nitsch Engineering, Inc., 12/10/2020, 286 pages.  Existing Condition Building Photos, 6 pages.  Existing Site Photos, 7 pages.  Earth Movement Summary, Dore &amp; Whittier, 8/23/2021, 2 pages.  Earthwork Summary, 16 pages.  Earthwork Cut Fill Analysis, Nitsch Engineering Inc., 7/15/2021, 3 pages.  Test Pit Memo-Sanborn Head, From: Sanborn Head, 7/2/2021, 24 pages.  Photometric Plan, Dore &amp; Whittier, 8/30/2021, 1 page.  Exterior Lighting Cut Sheets, Llthonia Lighting, 3/17/2021, 31 pages.  Sustainability Summary, Dore &amp; Whittier, 9/10/2021, 4 pages.  Staff Review Comments, 9/21/2021, 2 pages.  Commission on Disability March 2021 Letter, 3/2/2021, 3 pages.  BETA Engineering Review Comments, 9/16/2019, 11 pages.  Public comments from Steve Olanoff (two)  Commission on Disability comment letter dated September 16, 2021  Commission on Disability Playground Recommendations</p>	<p>PDF</p>
<p><b>911-929 High Street-Green Nectar Juice Bar EIDR</b>  Application, Public Hearing Notice, Westwood Planning Board, 8/25/2021, 1 page.  Site Plan, R2 Architects, 11/24/2020, 1 page.  Plan Note Sheet, R2 Architects, 7/20/2021, 1 page.  Architectural Plan, R2 Architects, 7/20/2021, 1 page.  Plan &amp; Aerial Image, R2 Architects, 11/24/2020, 1 page.  Existing Conditions Photos, 2 pages.  Project Description &amp; Parking Summary, 4 pages.  Stormwater Drainage Report-Waiver Request, 1 page.  Presentation Model-Waiver Request, 1 page.  Site Photographs, 2 pages.  Staff Review Comments, 9/21/2021, 1 page.  Parking Analysis, September 2021, 1 page.  High St Plaza Aerial Views, 3 pages.  Public comments from Beth Hahn, email sent September 1, 2021.  Email from Rodney Grace</p>	<p>PDF</p>

<p><b>229 High Street-EMM EIDR</b>  Application, Public Hearing Notice, Westwood Planning Board, 8/25/2021, 1 page.  Project Description, Munden Engineering, 8/19/2021, 4 pages.  Complete Permit Plan Set, Munden Engineering, 7/19/2021, 6 pages.  Site Plans, Munden Engineering, 8/19/2021, 2 pages.  Stormwater Management Report, Munden Engineering, 144 pages.  Waiver Requests, Munden Engineering, 1 page.  Land Disturbance Permit, Westwood Conservation Commission, 8/18/2021, 7 pages.  Historical Decision-229 High St, Westwood Historical Commission, 10/7 2020, 4 pages.  Engineering Review Comments 229 High St, BETA, 9/10/2021, 4 pages.  Staff &amp; Review Comments, 9/21/2021, 1 page.</p>	PDF
<p><b>290, 294, 298 Summer Street – EMM</b>  Application, public hearing notice, project narrative, site plan set, evaluation for Typical Design Style 1, stormwater report, postponement request, elevations for Typical design – Style 2, existing conditions photo, aerial view Summer Street, BETA Review Comments, Revised stormwater report 09-08-2021, revised site plan 09-09-21, Applicant request for further continuance</p>	PDF
<p><b>Zoning Amendment and Zoning Initiative Discussion</b>  DHCD Preliminary Guidance for MBTA Communities, 1/29/2021, 2 pages.  Zoning-Act-Amendments-January-2021-Redline, 15 pages.  Session Law-Acts of 2020 Chapter 358, 172 pages.  Multi-Family Zoning Presentation 08-31-2021, 18 pages.  Draft Zoning Amendments Solar 08-26-2021  MA Model Solar Zoning</p>	PDF
<p><b>Other Business:</b>  Draft meeting minutes 08-31-2021  Westwood Census Preliminary Data 2020  Town Charter – Planning Board &amp; Associates  Town Planner Memorandum to Planning Board Members, re: Meeting Summary for September 21, dated September 15, 2021</p>	PDF