

Westwood Planning Board Minutes
Tuesday November 9, 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 November 9, 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. 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=O5QF2dbGC6M>. Chair Pfaff explained the meeting procedures, and how the Planning Board process works, and how to participate remotely.

Present via Remote Participation:

Planning Board members present via Roll Call: Christopher A. Pfaff, David L. Atkins, Jr., Ellen Larkin Rollings, Kathleen Wynne and Thomas P. McCusker. Record of the roll call vote (Atkins – here, Rollings – here, Wynne – here, McCusker – here, Pfaff – here). Staff members present: Abigail McCabe, Town Planner, Pat Ahearn, Town Counsel and Jessica Cole, who recorded the meeting minutes.

911-929 High St.– EIDR Public Hearing continued from the 9/21 meeting. Applicant proposes a juice bar in a former pet care space at the plaza. Board will review parking and parking lot improvements.

Mr. Michienzi was present to give the Board an update on improvements since the last meeting on 9/21. Ms. McCabe reported that she met with the applicant and the owner on site in mid-October and did a parking count and a seating count at each establishment. A parking updated was provided in the Board's packet and was reviewed by Joe Doyle. The required number of spaces is 64 and there are 64 spaces on the property, which means no parking relief is needed. Ms. McCabe reported the parking lot was repainted and potholes have been patched since the last meeting. She recommends having employees park in the back of the building.

Board Comments:

- Stormwater improvements were requested but have not been incorporated to the project proposal at this time.
- Repave in the near future, are drainage improvements going to be part of it? *Yes, it will be taken into consideration and will be done if necessary when doing the parking lot improvements.*
- Trash barrels on the property? *The applicant will add them and speak to Dunkin Donuts.*
- How did the numbers work out in the parking lot? *Ms. McCabe: Did a more complete analysis, went into businesses and counted seats, and checked the number of employees on the largest shift, and employees can be asked to park in the back lot.*
- Can you add a bike rack? *It would be helpful. Applicant agreed to add a bike rack.*
- Any vacancies? *The Animal Clinic, 4 spaces have been allocated to this business. Make parking waivers. The applicant said when repaving they could possibly add more parking spaces.*
- Board members said that if a new tenants comes forward in the future that needs a parking waiver or the next time this property comes before them, they would like to see drainage improvement upgrades to meet current standards at that time.

Chair Pfaff asked if there were any public comments and asked people to raise their zoom hand to be unmuted.

Public Comments:

Mr. Rodney Grace was present, he said he was initially concerned about parking overflow, and parking safety but if no parking waiver is needed he has no further concern.

Board Comments:

- Were there additional spaces added? *No, just repainted.*
- Are there arrows? *The Applicant: There is an arrow and a Do Not Enter sign.*

Public Comments from the Q&A read by the Chair:

Steve Olanoff typed: The Applicant should refer to the Planning Board Bike Rack standards to ensure the proper bike racks and installation. *The Applicant will reach out to Ms. McCabe.*

Chris Fusco typed: Is there a uniform bike rack that should be used?

Waivers Needed:

Standard EIDR applications submittal waivers: Presentation Model, Drainage Report/calculations, Exterior lighting plan, Traffic Study.

Action Taken:

Upon a motion made by Mr. Atkins and seconded by Ms. Wynne, the Planning Board voted 5-0 in favor via roll call vote to waive the 4 requested waivers from the standard EIDR submittal material for this application because they are not necessary for this change of use application. Record of the vote (Atkins – aye, Rollings – aye, McCusker – aye, Wynne – aye, Pfaff – aye).

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 approve the EIDR from Vincent Michienzi for a juice bar at 913 High Street with the following conditions:

1. The Applicant shall repave and repaint the parking lot as necessary.
2. The Applicant shall direct employees of all businesses of the plaza to park behind the building.
3. Applicant/Owner shall install two trash and recycling bins on the property.
4. Add at least bike racks per Planning Board standards.

Record of the vote (Atkins – aye, Rollings – aye, McCusker – aye, Wynne – aye, Pfaff – aye).

Upon a motion made by Mr. Atkins and seconded by Ms. Wynne, the Planning Board voted 5-0 in favor via roll call vote to close the public hearing. Record of the vote (Atkins – aye, Rollings – aye, McCusker – aye, Wynne – aye, Pfaff – aye).

200 University Ave. EIDR Public Hearing. Project proposes building renovations and site work including a new subsurface stormwater system, new parking lot paving, and curbing.

Ms. McCabe informed the Planning Board that the applicant is re-submitting an application the Board approved in January 2019. The EIDR approved in 2019 was never acted upon and since construction did not begin within two years, the 2019 EIDR approval has expired. Applicant has filed the same application from the 2018-2019 project approval.

Jennifer Luoni, was present to discuss that it is a vacant building, and she gave an update on the project. There is currently not a tenant. They are proposing upgrades to the building and parking lot. The most significant change is the drainage improvements to address the flooding in the existing parking lot.

Staff Comments:

- Ms. McCabe requested an EMM, including the EIDR to include this.
- Storm water report, BETA updated a memo.
- Land disturbance permit is required with the Conservation Commission; it may still be good.
- A dumpster needs to be enclosed, not chain link fence.
- No detail for all of the light fixtures.
- A police detail may be needed for the construction, contact Westwood Police Dept.

Board Comments:

- A board member asked if an earth material movement was not part of the original project? *Ms. McCabe, it has to do with the drainage work, remove pavement and installing the chambers. When the application was first advertised in 2019 that work was not anticipated but ultimately the drainage work was approved during the course of the public hearings.*
- Use, not visited by people? *Ms. Luoni: Not a tenant leased yet. Not heavily trafficked, it's a warehouse.*
- From the back parking lot. There is a stairwell and door being added for employee parking.
- Parking lot space #7 looks tight. *Ms. Luoni will look into the parking spot.*
- Is this spot necessary? *Ms. Luoni: Trying to get maximum spaces on site. No specific tenants yet. Will need to check parking lot spaces when there is a new tenant.*
- Bike racks? *Ms. Luoni: Someone probably would not ride a bike, but is open to a bike rack. Ms. McCabe will help with location and specific rack.*

Chair Pfaff asked if there were any public comments and asked people to raise their zoom hand.

Public Comments: There were no comments or questions.

Action Taken:

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 approve the two requested waivers for 200 University for the presentation model and traffic study because they are not necessary for this renovation proposal. Record of the vote (Atkins – aye, Rollings – aye, McCusker – aye, Wynne – aye, Pfaff – aye).

Ms. McCabe summarized the following suggested conditions of approval:

1. The dumpster shall include a gate that shall be closed at all times and the dumpster enclosure shall be repaired as necessary. Dumpster's enclosure shall be solidly constructed of vinyl or stockade. Chain-link is not permitted.
2. Applicant shall submit detail for all proposed light fixtures to the Town Planner to confirm compliance with Section 6.4 of the Zoning Bylaw. Exterior lights, other than security lights, shall be turned off an hour after the close of business.
3. Trees and associated landscape improvements shall be installed and completed prior to occupancy. If occupancy is ready during the winter months [between December 1 – April 15], Applicant shall receive a conditional approval with a condition that the plantings be completed in the next available growing season [between April 15 – June 30 and September 15 – November 30]. Owner is responsible for maintenance of the trees and plantings. Any trees that do not survive shall be replaced in-kind.
4. When the building's uses are proposed, the new tenants shall submit a written request describing the new use and space to the Building Commissioner and Town Planner to review parking requirements consistent with Section 7.3 of the Zoning Bylaw. If the proposed uses are permitted and don't require any parking relief, the Building Commissioner may consider an Administrative EIDR review for the new uses pursuant to Section 7.3.6 [Administrative EIDR].
5. Applicant shall contact the Department of Public Works (DPW) at least 48 hours in advance to have a DPW representative present during the installation and backfill of the drainage structures and systems.
6. Applicant shall contact the Police Department prior to construction to inquiry about a police detail during construction. Applicant is responsible for any costs associated with a detail if required by the Police Department.
7. The use of sodium chloride "rock salt" as a snow removal or de-icing agent is strictly prohibited. Only non-sodium based deicing agents are permitted in the Water Resource Protection Overlay District.
8. Applicant is responsible for contacting the Dedham Westwood Water District (DWWD) and Dig Safe.
9. Applicant shall repair any damage caused to roads or structures in the public way. Applicant shall promptly repair any damage which Applicant causes to sidewalks, street pavement, signs or other fixtures or features within the public right of way, after obtaining permission from the Town. Such repairs shall be performed to Town of Westwood standards.
10. Applicant shall contact the police department prior to construction to determine if a police detail is required. If the Police department determines a detail is necessary, Applicant is responsible for paying the cost of any detail.
11. Applicant shall submit asbestos survey conducted in compliance with DEP Asbestos Regulations to the Board of Health and Building Commissioner.
12. The applicant shall use a waste hauler, licensed by the Westwood Board of Health to dispose of construction debris.
13. If necessary, the applicant shall provide a portable toilet, licensed by the Westwood Board of Health.
14. Applicant is responsible for filing any other applications or permits that may be required such as with the Conservation Agent, Board of Health, or any other board, committee, commission or regulatory agency of the Commonwealth or federal government.

15. A copy of this decision shall be kept on site at all times during construction.
16. Add a bike rack consistent with the Planning Board's bike parking standards.
17. Any fill that may need to be important shall not contain any hazardous materials.

Upon a motion made by Ms. Wynne and seconded by Mr. McCusker, the Planning Board voted 5-0 in favor via roll call vote to approve the EIDR application for 200 University Ave. with the 17 conditions summarized by Ms. McCabe. Record of the vote (Atkins – aye, Rollings – aye, McCusker – aye, Wynne – aye, Pfaff – aye).

Upon a motion made by Mr. Atkins and seconded by Ms. Wynne the Planning Board voted 5-0 in favor via roll call vote to close the Public Hearing for 200 University's EIDR-EMM application. Record of the vote (Atkins – aye, Rollings – aye, McCusker – aye, Wynne – aye, Pfaff – aye).

Approval Not Required (ANR) Plans: 78 Fox Hill St. (Assessor's Map 09, Lot 094) to create new lot in SRE zone. 115 & 131 Bay Colony Dr. (Map 30, Lot 012 & Map 22, Lot 33) for equal land swap.

Matt Smith, gave a history of property at 78 Fox Hill Street. He is the owner of Dover LLC. He is the applicant for this plan as Dover LLC was the highest bidder when the property came on the market. He does not want to demolish the property. He has had the right of way looked at by an engineer and the Westwood Fire Department.

Staff Comments:

- Applicant has submitted an ANR plan. The Planning Board needs to determine if there is enough frontage and if the right of way is considered a way in existence prior to Subdivision Control Law. Ms. McCabe noted that proposed Lot A does not have enough frontage. Ms. McCabe reviewed the frontage with the Building Commissioner and the frontage for the proposed new lot A along the right of way is 167 feet and does not meet the minimum frontage requirements (175 ft. required). Because this new lot A is shown on a corner lot the frontage can be measured along only one lot line.
- The Planning Board will need to make a determination if this Way existed prior to Subdivision Control Law adopted in Westwood in 1940.
- Then, if the Board accepts the right of way as a way as conceived under the Subdivision Control Law, the Board will need to be make a determination as to the adequacy of the way for safe vehicular access.
- It is referred to as a Right of Way, or is it a Way?

Board Comments:

- Does Mr. Ahearn have anything to add? *Mr. Ahearn: Not at this point. It is within the Board's discretion to decide if the right of way is wide enough and suitable for travel and access.*
- Do you know when the driveway was built? Is it original? *Mr. Smith has a photo, renovated in 1920, you can see the circle in the picture.*
- Right of way is an easement. If there was a driveway at that time a drawing would be an easement.
- Frontage? Clarify why can't we count Fox Hill Drive plus the Way. Why can't we add them together? *Ms. McCabe: It is the way the Bylaws are written, Ms. McCabe read the definitions in the Town bylaws. Frontage. 167 but 175 is required.*
- Could you move the lot line over on Lot B? *Ms. McCabe, if the plan is revised to show the 175 ft. frontage that would meet the frontage requirement. The plan as submitted requires a frontage waiver from the Planning Board through the definitive subdivision process, not an ANR and would also need relief from the ZBA in the form of a variance.*
- Mr. Smith, wants a partial ruling on the suitability of the Way.
- This was submitted as an ANR. Are we within our bounds with the suitability of the Way? *Mr. Ahearn, Yes, you are within your bounds.*
- Is this a deeded right of way? *Mr. Smith: Yes.*
- Is there any language in the deed? *Yes, Mr. Smith read it, the intent was to make it a Public Way from 1930.*
- In your submission to Ms. McCabe, you reference an Attorney. Do we have his opinion? *Ms. McCabe, yes, it is in the packet.*
- The Land Court ruling has been very specific. The Planning Board must make a specific ruling.
- Mr. Ahearn stated that It is within the Planning Board's purview to make a determination whether the private way is suitable as a Way based on width and grade.
- Frontage is a requirement during the ANR review.
- Is there a reason that you did not give the plan of 175 feet? *Mr. Smith was unaware of the interpretation for corner lots. The plan can easily be fixed.*

- It does not meet ANR and zoning requirements. Draw the line to 175 feet and then we can discuss.
- The applicant will withdraw the application and resubmit a new ANR plan.

Action Taken:

Upon a motion made by Mr. McCusker and seconded by Ms. Wynne, the Planning Board voted 5-0 in favor to deny the ANR application via roll call vote because the lots do not have the minimum frontage as required. Record of the vote (Atkins – aye, Rollings – aye, McCusker – aye, Wynne – aye, Pfaff – aye).

Discussion: Is it necessary that we have an opinion on all of the elements?
Will you be submitting a new ANR plan? *Mr. Smith: Yes*

115 & 131 Bay Colony Drive ANR

Ms. McCabe the residents want to propose an equal land swap at the side lot lines. The purpose is so that one of the land owners can construct a pool and needed more land on the side to meet setbacks and be away from a resource area.

Action Taken:

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 endorse the ANR Plan for 115 & 131 Bay Colony Dr. Record of the vote (Atkins – aye, Rollings – aye, McCusker – aye, Wynne – aye, Pfaff – aye).

326 Blue Hill Dr. & 350 Blue Hill Dr. (Map 26, Lots 018 & 019) in SRC zone. Preliminary discussion of concept proposal for townhouses/multi-family from Wall Street Development Corp.

Applicant Lou Petrozzi of Wall Street Development Corp. was present. This property was mentioned in a recent meeting. Property is 2.5 acres and backs up to Route 128. It might work for friendly 40B or Zoning Article multi-family housing. He wants to build townhomes and had renderings that he shared with the Planning Board. He is asking the Board to consider including these lots in the new multi-family zoning district.

Staff & Board Comments:

- Friendly 40B, would it be the same plan? *Mr. Petrozzi: It would be the same plan, but it may be denser, but the same style.*
- Ms. McCabe properties are in the SRC zones, single family lots. Or it could be part of a new zoning amendment Article as it is within a .5 mile from a train station it could qualify under the MBTA zoning if you decide this is a location for the new district. It would need approval on May 2 at Town Meeting. Friendly 40B would need approval from the Select Board and then the ZBA Comprehensive Permit application.
- A friendly 40B or new multi-family by-right zoning.
- If it were done by-right, would you plan some homes at an Affordable rate? *Mr. Petrozzi is unsure what the Town requires.*
- Would you plan on it regardless if it is required? *Mr. Petrozzi: Yes, 10%-20% affordable, or make it consistent, maybe 20 would go in. Friendly 40B is 10-25% of affordable housing.*
- How many bedrooms in the units? *Mr. Petrozzi: Between 2-3, 80% would be 2 bedrooms.*
- Any thought of putting in a playground area? *Mr. Petrozzi: He is unsure, but can take a look at it.*
- What is the area? How many acres? *2.5 acres.*
- 15 units per acre this is not the area.
- Do you have a timeline? Looking to see if the Planning Board is in support.
- Are the lots within the radius? *Yes.*

Public Comments:

Ms. Fusco. Typed in Q&A. Could this also allow elder Westwood residents to downsize? *Mr. Petrozzi, Yes, there is an opportunity for a first floor master bedroom.*

Board Comments:

- How close is the aquifer? *Mr. Petrozzi had a draft ANR plan, he showed the boundary of the Fowl Meadow Aquifer and crosses the lots.*
- We need to talk to DWWD, we are having a water quality problem in Westwood. Concerned with development this close to the public water supply.
- Biggest asset is the Town Sewer. Stormwater water management methods will purify the waters before it goes into the ground.

- Ms. McCabe stated that this outside the water protection overlay district.

Public Comment:

Ms. Fusco typed in chat. What would be the range of price for these townhouse units? *Mr. Petrozzi is unsure of the market price.*

Mr. Olanoff, 52 Glandore Road. These parcels are unsuitable for any kind of development. Would lose trees. Pollution for the residents due to the location next to the highway. He recommended leaving this property as is.

Zoning Initiatives and Zoning Amendment Public Work Session. 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.

Ms. McCabe reported that one the provisions in the new law encourages the 40R Law Smart Growth Zoning. Allowing higher density and mixed use housing. Ms. McCabe will look into the 40R process more carefully. The State is willing to review a proposal before Town meeting. Mr. Ahearn recommends submitting a draft. The State has a preliminary process for advisory opinions that could possibly be reviewed within 30 days and could be reviewed prior to your public hearing if you submit in December.

Mr. Ahearn left the meeting at 9:22 pm.

The Board went through a list of properties and discussed the ones within a ½ mile radius of a MBTA station.

Board Comments:

- Starter Home Zones: Don't Need to be within ½ mile of the MBTA? Could there be an affordable component? *The Law did discuss Starter Home Districts, but Ms. McCabe is unsure of the requirements and will look into it.* People are Looking for reasonably sized and priced homes.

List of Properties discussed this evening:

22 Everett Street: Foster Block: 6 ¾ acres within ½ mile of the train station.

372-436 Washington Street properties south of Roche Bros to town line. 1.4 acres.

The GIS specialist put together the size of all the zones in Town. 8 acres is the smallest zone in Town.

Ms. McCabe recommends a goal of 20 acres' total can be scattered over non-contiguous parcels to be consistent with other existing zoning districts.

The ARO zone on East Street is 15 acres.

326 & 350 Blue Hill Drive: 2.5 acres

- Part of the cause is density, it is near the water protection overlay and drinking well area, big difference between 3 single homes vs 16 townhomes.
- Would like an expert to discuss the impact of more density on the water supply.
- Is the Town susceptible to 40B? *Mr. Pfaff: I don't think so.*
- Water issues. Ask DWWD about all of the properties. What is the impact?

Some board members asked if Westwood was the only Town looking at this? Are you aware of any other Towns? *The Town is being proactive. And Ms. McCabe recommends it, our Town meeting process starts earlier than other Towns.*

213 Whitewood Road

- Currently undeveloped lot on Whitewood abutting University Station.
- It is in the water overlay protection district.
- 1.6 acres, wooded lot, in SRC zone.
- Members discussed including this parcel in the new overlay district.

89-91 & 95 University Ave.

- It is a developed lot with Gables residential apartments presently.
- Unlikely something new would be developed there.
- There is a development agreement.
- New proposal would need to come forward.
- Total Acreage 6.5 acres.
- Staff recommends a "reasonable size" could be a size that's similar to other zones in Town.
- 20 acres seems like a lot. Can we do 10-15 acres? Ms. McCabe responded that there is no set size at this time but "reasonable" could be a comparable size to other zones in Town and currently other zones are consistently 20 acres' total spread over multiple parcels and may be non-contiguous. The smallest zone is FMUOD-7 on High Street with 8 acres but there is also the FMUOD-6 on Washington Street that is 16 acres, and 7 total FMUOD districts spread throughout town. The two local business zones are 16 and 17 acres.

- Extending the Gables add 213 Whitewood, 218, 118 contiguous properties.

Moody Street: 4.3 acres.

- Undeveloped land.
- Listed as Conservation Land.

121 Providence Highway: 7 acres

- Owned by the State.
- Potential for more density and housing, very close to the Islington Train station.
- Currently used as a truck and sand/salt storage area by MassDOT.

For Washington Street it is recommended that the first floor be commercial use with an affordable unit requirement for all projects as part of this new zoning being considered.

Board Comments:

- Board members discussed considering the properties south portion of Washington Street (#372-436), 22 Everett Street, portion of 121 Providence Hwy. and adding 89 & 91 University Ave. and 213 Whitewood Road.
- Ms. McCabe said that we have 3 properties that already meet the density requirements of this new Law: The Gables, Pulte Condos and new mixed use building in Islington currently under construction.
- Ms. Wynne had to leave the meeting at 10:30 pm
- Chair Pfaff is inclined to move forward with Pulte and the Gables and not the undeveloped land at 213 Whitewood and on Blue Hill Drive.
- Board member interested in Starter Home Zoning.
- What needs to happen next? *Ms. McCabe will put together the text that goes with the zoning and write out the process. She will work towards a first draft for the next meeting on Nov 30th. She recommends that the Board keep talking about this at upcoming meetings.*

Public Comments:

Ms. Fusco typed in Q&A. Why don't we consult expert legal counsel that was talked about a year-and-a-half ago? No resident wants to see high rise apartments like Needham has. *We have Town Counsel.*

Other Business:

Review of Draft Meeting Minutes:

Upon a motion made by Ms. Rollings and seconded by Mr. McCusker, the Planning Board voted 4-0 in favor via roll call vote to approve the Meeting Minutes from October 25, 2021 as written. Record of the vote (Atkins – aye, Rollings – aye, McCusker – aye, Pfaff – aye).

Adjournment:

Upon a motion made by Mr. McCusker and seconded by Ms. Rollings, the Planning Board voted 4-0 in favor via roll call vote to adjourn at 10:45 pm. Record of the vote (Atkins – aye, Rollings – aye, McCusker – aye, Wynne – aye, Pfaff – aye).

List of Documents:

Link to Documents: http://westwoodtownma.iqm2.com/Citizens/Detail_Meeting.aspx?ID=1660

Link to the Planning Board web page

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

<p>911-929 High Street-Green Nectar Juice Bar EIDR 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 & Aerial Image, R2 Architects, 11/24/2020, 1 page. Existing Conditions Photos, 2 pages. Project Description & Parking Summary, 4 pages. Stormwater Drainage Report-Waiver Request, 1 page. Presentation Model-Waiver Request, 1 page.</p>	<p>PDF</p>
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<p>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. NEW: Photos Updated Parking Lot, 1 page. NEW: Staff Parking Analysis 11.3.21, 1 page. Public comments from Beth Hahn, sent September 1, 2021 Public comments from Rodney Grace Parking by Tenants provided by Applicant Vincent Michienzi, sent October 14, 2021</p>	
<p>200 University Avenue Application, Public Hearing Notice, Westwood Planning Board,10.14, 1 page. Project Description, 1 page. Full Plan Set, PDA Incorporated, 9/28/2020, 13 pages. Site Plans, Hancock Associates, 1/25/2019, 9 pages. Lighting Plans, Ray Dunetz Landscape, 1/14/2019, 4 pages. Approved Stormwater Repost, Hancock Associates, 1/25/2019, 45 pages. Existing Photo 1, 1 page. 2019 Planning Board EIDR Approval, Westwood Planning Board, 1/29/2019, 5 pages. 200 University Ave Aerial 2021, 1 page. 200 University Ave Street View North, 1 page. 200 University Ave Street View, 1 page. Street View Dartmouth St, 1 page. Staff Review Comments from ViewPermit BETA Engineering Review Comments, dated November 4, 2021</p>	PDF
<p>78 Fox Hill Street ANR Application, ANR Plan 78 Fox Hill Street,R. Wilson and Associates, 10/20/2021, 1 page. Plan of Land 1930, E. Worthington, Engineer, 4/12/1930, 1 page. Supplemental Material letter from Mark J. Lanza dated October 20, 2021 Deed 1983 Fox Hill Image 1900 78 Fox Hill 1920 Image Plan of Land 1946 and 1947 78 Fox Hill 2001 Aerial, 1 page. 78 Fox Hill 2017 Aerial, 1 page. 78 Fox Hill 2021 Aerial, 1 page. Registry of Deeds Plans 1945-1996-Fox Hill Farm Estates 1947, 4 pages. Westwood Assessor's Map 9, 1 page. Picture of Way, 1 page. Picture of Fox Hill St, ROW, 1 page. ROW, 1 page. 78 Fox Hill St Driveway Certification Stamped, Nashoba Engineering Associates, 11/9/2021, 1 page. 78 Fox Hill FD Access Letter, Westwood FD, 11/3/2021, 1 page. Deeded Access ROW, 5/12/1983, 5 pages. Applicant Narrative from Matthew Smith to Abigail McCabe, electronic mail sent November 3, 2021. Staff comments and draft motion DHCD Subdivision Control Law Guide Sheet Registry Recorded Plan 11-01-2021</p>	PDF
<p>115 & 131 Bay Colony Dr. ANR Plan Application, ANR Plan 115 & 131 Bay Colony Dr.,Colonial Engineering Inc., 10/7/2021, 1 page. 115 & 131 Bay Colony Dr. Aerial, 1 page.</p>	PDF

<p>326 & 350 Blue Hill Dr. Preliminary Concept Plan, 2 pages. Blue Hill Drive ANR plan DRAFT, Brennan Consulting, 6/4/2021, 1 page. Blue Hill Drive Props, 1 page. Blue Hill Drive 326 & 350 Zoning, 1 page. Blue Hill Drive 326 + 350, 1 page. Existing conditions photos, 2 pages. Concept photos, 2 pages.</p>	<p>PDF</p>
<p>Zoning Amendment Discussion DHCD Preliminary guidance for MBTA communities, Dept. of Housing & Community Development, 1/29/2021, 2 pages. Zoning Act Amendments January 2021-Redline, 15 pages. Zoning District Size Comparison Fin Com 2022 Meeting Schedule Session Law Acts of 2020 Chapter 358, 172 pages. Multi-Family Zoning presentation 8/31/2021, 17 pages. Current Official zoning map, May 2018, 1 page. Multi-family housing location evaluation criteria 11/8/2021 DRAFT, 5 pages. Draft Zoning Amendments Solar 08-26-2021 MA Model Solar Zoning</p>	<p>PDF</p>
<p>Planning Board public participation guide for remote meetings Chair Opening Remarks Meeting Agenda and Meeting Posting, posted with Town Clerk on November 3, 2021 Memo from Abby McCabe to Planning Board Members, Date: November 5, 2021, revised November 8 and November 9, RE: Meeting summary for November 9 Draft meeting minutes from October 25, 2021 meeting CPTC Work Shops</p>	<p>PDF</p>