

**Town of Westwood
Zoning Board of Appeals
Champagne Meeting Room, Carby Office Building, 50 Carby Street
Meeting Minutes –January 16, 2019**

Members Present: Dave Krumsiek, Chair, Jack Lally, Doug Stebbins

Staff Members Present: Sarah Bouchard, Housing & Zoning Agent

Mr. Krumsiek gave a brief description of the proceedings. All those present for the meeting who anticipated giving testimony were sworn in.

Applications

Address: 240 University Avenue

Petitioner: Jennifer Luoni, Dacon Corp.

Project: Application for Special Permit under §9.3.5.5

Mark Beaudry, P.E. of Meridian Associates introduced the proposal. Jen Luoni and Chuck Reilly from Dacon were introduced. Mr. Beaudry described the site improvements proposed for the existing building, parking and loading facilities. He stated that the water supply well is at end of Dartmouth Street, and a 400 ft radius around the well extends to part of the site making it subject to special permit requirements. He stated that the Planning Board granted decision last week for improvements associated with site.

Mr. Krumsiek asked if the catch basin caught roof runoff. Mr. Beaudry replied that currently there is no sump or recharge, and there is limited to no treatment going on right now. He described the proposed improvements to drainage as significant, with access improvements, landscaping improvements, a small reduction in impervious area, three new catchbasins, a deep sump with hoods, pavement grinding and replacement to improve flow, a chamber system under subsurface to catch roof runoff, with an overall reduction in peak flow rates and volume.

Mr. Krumsiek asked if the proposed chamber system was in lieu of a drywall. Mr. Beaudry replied yes and explained that due to capacity the chamber system is ideal. He explained the recharge process.

Mr. Krumsiek asked if the catch basin catches contaminants. Mr. Beaudry replied that it does in compliance with DEP standards.

Mr. Lally asked if there is testing for leaks. Mr. Beaudry stated yes and described the operation and maintenance program.

Mr. Krumsiek asked about the building improvements. Ms. Luoni described improvements to include new building systems such as HVAC and sprinkler with the use being the same. Mr. Reilly stated the owner is Security Lock from across the street, and the project included replacing broken exterior walls, new windows and roof.

Mr. Lally asked about hazardous materials. Ms. Luoni stated that a report and abatement was completed and asbestos was removed properly.

Mr. Lally asked about snow removal. Mr. Beaudry stated that the Planning Board removed plant material back to allow space for snow storage, with more parking proposed than needed and snow storage on mostly hard surface. Mr. Lally asked about chemicals used for melting of snow. Mr. Beaudry stated that Dedham Westwood Water District and Planning Board recommendation varied slightly regarding use of sodium chloride. He replied that although no part of

the site extended beyond the watershed district, they would be happy to comply by keeping snow storage outside of the 400 foot area.

Mr. Krumsiek stated that the ZBA must find that the proposed development does not threaten water quality, which he felt has been established. He stated that the ZBA must also find that denial of development would result in economic loss to property. Mr. Beaudry responded that a denial would force the project to stay in present condition and the building would be vacant. Ms. Luoni stated that no business may be allowed to occupy the building without making these improvements. Mr. Krumsiek replied that he feels the proposal meets this threshold finding.

Mr. Lally described the other findings necessary: application materials are sufficiently detailed credible, proposed use meets standards, use will have no adverse impact on groundwater supply and recharge. Mr. Beaudry replied that he believes the proposal satisfies these requirements.

Mr. Krumsiek opened the hearing to the public for comment. Hearing none, the Board moved to a vote.

On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to approve a special permit for 240 University Ave under Section 9.3.5.5 subject to conditions imposed by ConCom and Planning Board.

Vote to Approve 2019 Hearing Schedule

On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to approve the proposed hearing schedule for 2019.

Vote to Approve Meeting Minutes

On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to approve meeting minutes from November 14, 2018.

Vote to Adjourn

On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to adjourn the meeting.

The hearing adjourned at 7:41 PM.

List of Documents:

240 University Avenue

- Zoning Board application; plans and associated attachments