

Westwood Planning Board Minutes
Tuesday January 3, 2023
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 included an extension of the remote meeting provisions of his March 12, 2020, Executive Order thru July 15, 2022. Governor Baker signed a further extension of that order on July 15, 2022, running through March 31, 2023. The January 3, 2023 Planning Board meeting was conducted via remote participation by the Board.

Call to Order:

The meeting was called to order by Chairman Pfaff at approximately 7:00pm. 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/results?search_query=westwood+media+center. Chairman Pfaff explained the meeting procedures, and how the Planning Board process works.

Present via Remote Participation:

Planning Board members present via Roll Call: Christopher A. Pfaff, Ellen Larkin Rollings, Joshua C. Ames and Philip M. Giordano. Staff members present: Nora Loughnane, Director of Community & Economic Development, Pat Ahearn, Town Counsel and Jessica Cole, who recorded the meeting minutes. Kathleen Wynne-Absent.

Continuation of Public Hearing for Consideration of Flexible Multiple Use Overlay District (FMUOD) Special Permit Application for 24M Lithium Ion Research & Development Facility – 26 Dartmouth Street (continued from 12/13/22)

Brian Dugdale was present, representing the Seyon Group. Also present were representatives from 24M and his consultant team. He explained that they have been working with the Town, Dedham Water District and the Fire Department to address comments associated with the project. Mr. Dugdale explained the project and site plan and discussed the peer review comments.

Brian Dundon, site Civil Engineer was present, shared the site plan, and went through BETA's findings and Weston and Sampson comment letter on behalf of the Dedham Westwood Water District. Mr. Dundon went through the comments and recommendations in detail discussing the item and how it will be addressed and revised the plans. He summarized the comments and how they responded.

The property will be less non-conforming under the redevelopment condition.

Added Earth Material Movements to the narrative.

The stormwater management system has been revised.

Revised the drainage plans, identified the trash disposable areas, and added a truck circulation plan.

Open space, 7300 square feet of additional landscape will be added.

FMUOD guidelines, minimum of 10 acres, the site is 6.9 acres.

Service a public amenity area, will add picnic tables for employees and surrounding businesses.

Added plans have been stamped.

Landscaping requirements-have revised and added requirements.

Have added a lighting plan and will add new LED lights.

EIDR cover sheet has been stamped.

Provided a traffic study.

Summarized the speeds on University Avenue.

Parking: 191 spaces, does not meet the minimum standards, 11 parking spaces for visitors, think they have ample parking, and will encourage employees to use the Commuter Rail Station.

Remote lot: Revised the layout with landscaping.

ADA accessibility has been revised.

Snow storage plan has been added to the site plan. For more significant snowstorm events, there will be off-site disposal of plowed snow.

Remote lot will need crossing over the railroad tracks. A work request will be sent to CSX once the Planning Board approval is received.

The upgrades will achieve proper handling of stormwater runoff.

Investigated subsurface stormwater infiltration system, but could not find a proper site.

Post construction operation and maintenance plan has been updated.

The Conservation Agent has said that the site is not located within the 100-foot wetland buffer zone nor within the 200-foot riverfront area for the Neponset River.

Mr. Dundon updated many items to the application that the Town and BETA were looking for.

Emergency generators will have 2 locations.

Spill response plans have been added.

Soil testing results.

Phil Paradis from BETA was present to follow up on Mr. Dundon's comments/responses. He stated that the site is very challenging relative to trying to protect the drinking water wells. The soils will help protect the wells. We will need to provide some treatment of the runoff to meet the current redevelopment standards that the Town has accepted, we will need a third party review of the proprietary units they are using.

Issues that BETA is deferring to the Town/Board:

Dimensional requirements.

Excessive amount of impervious surfaces existing, but are reducing it.

Project area does not meet the minimum requirement.

The traffic assessment did not outline any off-site money contribution for off-site improvements.

Parking requirements.

Snow storage: will need to remove snow from the site.

Railroad, will need to coordinate with the railroad.

Landscape islands do not meet standards: There is limited space for parking.

Require a photometric plan.

Source Control pollution prevention and spill measures should be included in the O&M plan.

Provide the final signed stormwater pollution prevention plan for the Planning Board prior to the preconstruction meeting.

Staff Comments:

Ms. Loughnane read the comments from the Westwood Deputy Fire Chief: Have met with them a few times, the building is safe and up to code. The staff is receptive to recommendations and requirements. They have requested a few items as well.

They recommend approval with conditions.

Board Comments:

- Chemical inventory is not complete? *Mr. Dugdale: Intention is to update the list. Tyler Eusden-24M-have reached out to the research team and have asked them for a full list and will provide.*
- Gas detectors? *Still making a final decision-will work with Westwood Fire.*
- Generators ground mounted, noise? *Mr. Dundon-Will not exceed the noise level requirements. Are they Diesel? Natural gas? Claudio Osorio: They are Diesel. They are not for normal operation, only for a major outage. Mr. Stephen Mahoney: Not planning on underground storage tanks, no more than 300 gallons. Ms. Loughnane: DWWD is opposed to any use of diesel within Zones 1 or 2. Consider propane or natural gas.*
- Security/training? *Mr. Eusden: 24M-Still finalizing, but they will be trained.*
- Environmental service contractor? *Mr. Eusden: Have 2 providers, will need to finalize the inside first.*
- Employee training? *Mr. Eusden: Training is based on the topic will probably be annually, retaining is part of the culture.*
- Impervious Surfaces? *Mr. Dundon: Sections of existing pavement will be converted to landscaping.*
- Traffic? *Mr. Dundon read through the report.*
- Concerns, hazardous waste? *Went through a similar process with the Brigham building and have appropriate procedures in place.*
- Fire, the nature of the product. Encouraged with what our Fire Department wants to see and make sure that the Fire Department is ready.
- Lot 2- currently lighting? Different from lot 1, are they on a timer? *Mr. Dundon: Yes, on a timer the proposal is to leave as is. New lighting will happen in Lot 1 with new LED fixtures. Ms. Loughnane: The lighting seems to be compliant, no concerns.*
- Snow Plan? *Prepared and will have snow disposed of off-site.*
- Fire Department Radio Box? How old it may be? Upgrades needed? *Joe DiRenzo- It is tested annually. It will likely be reevaluated and can be replaced the Fire Department determines that replacement is needed.*
- Hours of Operation? *Tim Rineck-24M-6am-10:30pm. There are 2 shifts.*
- Currently 160 employees, eventually hope to increase to 180. Expect to bring everyone from Cambridge to Westwood in waves. Will train employees with new employees.
- Rideshare system? *Ms. Loughnane: Participation in the rideshare program is not a requirement, but is encouraged. Will give contact information to 24M for the Neponset Valley Transportation Management Association.*

Public comments:

Ms. Fusco, 20 Pine Lane, typed in chat.

1. What is the distance from the water wells to the closest point to the building? *About 300 feet.*
2. You mentioned potential spills. How much lithium and/or hazardous materials will be on site and what are they? We need to know all the chemicals on site. *There is a list of chemicals in the application packet posted to the Planning Board's webpage.*
3. What happens if lithium/hazardous waste gets into our water, wells and ecosystems? *It depends on the material and quantity involved in the spill.*
4. Has 24M in the past had any spills, leaks, etc.? *No, and it is public information.*
5. With all the concessions you are requesting, what about putting solar on the roof? *Mr. Mahoney-We will look at it, there have been challenges with the building. It is not off the table, but will not be in the initial plan.*

KEEP!

Action Taken:

Motion for Waivers:

Mr. Giordano moved that the Planning Board grant the following waiver in association with the application for Flexible Multiple Use Overlay District 1 (FMUOD1) Special Permit for the proposed 24M Lithium Ion Battery Research & Development Facility at 26 Dartmouth Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on October 25, 2022:

1. Waiver of the 10-acre minimum project size requirement pursuant to Section 9.5.9.1 of the Westwood Zoning Bylaw to allow for a project size of 6.9 acres.

Mr. Ames seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes
Joshua C. Ames-Yes
Philip M. Giordano-Yes
Christopher A. Pfaff-Yes

Motion for Special Permit Approval:

Mr. Ames moved that the Planning Board find that the beneficial effects of the project will outweigh any adverse impacts on the Town or the neighborhood, in view of the particular characteristics of the site, and of the project in relation to that site, and that the uses allowed are in harmony with the general purpose and intent of Section 9.5 of the Zoning Bylaw and grant the requested Flexible Multiple Use Overlay District 1 (FMUOD1) Special Permit, consolidated with a Water Resources Protection Overlay District (WRPOD) and Environmental Impact and Design Review Approval, for the proposed 24M Lithium Ion Battery Research & Development Facility at 26 Dartmouth Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on October 25, 2022 (as supplemented), subject to the following conditions:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. If the Project, or any Condition imposed in this Decision, requires any other permit, license, or other approval from any board or commission, or any agency of the Town of Westwood, or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same and shall obtain all required approvals prior to the start of any work. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for an amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A §9 and all applicable Planning Board rules and regulations.
3. Any proposed alterations, modifications, deletions or changes to the FMUOD Special Permit shall be requested in writing to the Town Planner and Building Commissioner prior to implementation. Proposed alterations which are considered de minimis by the Building Commissioner may be accepted as a note to the file. Proposed alterations which are considered minor by the Building Commissioner shall require the filing of an Application of Modification of FMUOD Special Permit for review by the Planning Board at a publicly posted Planning Board meeting. Proposed alterations which are determined to be major by the Building Commissioner or by the

Planning Board, shall be considered by the Planning Board as a formal Amendment to the FMUOD Special Permit and will require a new public hearing before the Planning Board.

4. The Applicant shall continue working with CSX to develop a safe pedestrian route across the railroad tracks, similar to that shown on submitted sidewalk plans, and shall obtain approval of the final pedestrian route plans by the Planning Board or the Town Planner prior to issuance of a Certificate of Occupancy.
5. The Applicant shall submit a fully revised set of site plans and updated Operations & Maintenance Plan (O&M Plan) addressing all remaining comments in the Memorandum from Philip F. Paradis, Jr., PE, of BETA Group, Inc. to Town of Westwood Planning Board dated December 12, 2022, and in the Memorandum from Michael Warner, PE and Nicole Lewis EIT of Weston & Sampson to Blake Lukis and Steve Locke of Dedham-Westwood Water District dated December 22, 2022, and in staff comments from the Deputy Fire Chief received on January 3, 2023, and all revisions required by the Planning Board at the January 3, 2023 Planning Board meeting. Said fully revised set of site plans shall be reviewed by the Town Planner and approved if consistent with all of the above.
6. The Applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) for review and approval by the Town Planner and Consulting Town Engineer prior to the issuance of a Building Permit for the Project.
7. All Project-related construction activities shall comply with the timeframes set forth in the Town's General Bylaws Chapter 292, for Noise and Construction, which allow such work Monday through Saturday between the hours of 7:00 a.m. and 7:00 p.m., and Sunday between the hours of 12:00 p.m. and 7:00 p.m.
8. All trucks carrying earth material to or from 26 Dartmouth Street shall be required to access the Property via University Avenue; and no trucks associated with the Project shall be permitted to travel on any non-arterial road in Westwood.
9. Any trucks delivering or removing materials shall be covered as to prevent said material from spilling onto the public roadway and any spilled material shall be cleaned from Dartmouth Street, University Avenue, and any other roadways traveled in the transport of earth material to and from the site.
10. The existing pavement on Dartmouth Street shall be protected from damage from loading and unloading of material and/or equipment related to the proposed construction.
11. There shall be no substandard or hazardous fill material used with this Project. Prior to the import of any earth material, the Applicant shall submit certification to the Town Planner and Building Commissioner from the company providing said material, stating that the material does not contain any hazardous material.
12. All chemicals used during construction shall be located in a designated containment area outside of Zone 1 of the Water Resource Protection Overlay District (WRPOD) and shall be located on an impervious surface designed to prevent the discharge of contaminated run-off into the soil or groundwater.
13. The Applicant shall promptly repair any damage which the Applicant or its agents cause to sidewalks, street pavement, signs, or other fixtures or features within the public right-of-way, after first obtaining permission from the Town Department of Public Works or Massachusetts Department of Public Works. Such repairs shall be performed to Town of Westwood standards.
14. All landscaping approved herein shall be installed at the earliest possible date, but only during the spring growing season running from April 15 thru June 15 or during the fall growing season running from September 15 thru November 15. Any plantings that do not survive shall be replaced in-kind in perpetuity at the Property Owner's expense.
15. All proposed dumpsters, compactors, trash and/or recycling containers, generators, gas tanks, electrical switchgear, electric transformers, and similar features shall be fully screened from view by gated solid enclosures constructed of wood, stone, brick or similar materials, and shall not include chain link fencing. Dumpsters, compactors, trash and/or recycling containers shall have an impermeable lid or cover integral to the dumpster, compactor or container itself, and shall be located on an impervious surface designed to prevent the discharge of contaminated run-off or leachate into the soil or groundwater. Gates shall be closed and fastened at all times other than active loading and/or unloading of trash and/or recycling materials.

16. No landscape chemicals shall be used and no snow storage shall be permitted within Zone 1 of the WRPOD.
17. No diesel fuel shall be used or stored within Zone 1 of the WRPOD. All generators shall be operated with propane, natural gas, or another means that is acceptable to the Dedham-Westwood Water District.
18. The Applicant shall obtain approval by the Town Planner for any signage not included in this Application and shall obtain all required Signage Permits from the Building Division prior to installation.
19. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
20. The Applicant shall submit As-Built plans at the conclusion of construction, which shall indicate the location of all water quality units, underground storage tanks, pipes and/or appurtenances which remain on the site, prior to the issuance of a Certificate of Occupancy for the Property. The As-Built plans shall be delivered in a format approved by the Information Systems Director for compatibility with the Town of Westwood GIS database.
21. This FMUOD Special Permit shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant thereof. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant. In the case of this Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial continued progress of the approved activity.

Comments:

Mr. Giordano requested amendments to conditions #4 and #14:

4. Prior to issuance of a Certificate of Occupancy, the Applicant shall obtain approval of the final pedestrian route plans by the Planning Board or the Town Planner. In connection with the foregoing, the Applicant shall continue working in good faith with CSX to develop a safe pedestrian route across the railroad tracks, similar to that shown on submitted sidewalk plans, to the extent practicable and subject to CSX's approval of the same.
14. All landscaping approved herein shall be installed at the earliest possible date, but only during the spring growing season running from April 15 thru June 15 or during the fall growing season running from September 15 thru November 15. Any plantings that do not survive shall be replaced in-kind in perpetuity at the Applicant's expense.

Mr. Ames amended his motion to reflect the proposed revisions to conditions #4 and #14.

Mr. Giordano second the motion as amended.

Roll Call Vote:

Ellen Larkin Rollings-Yes
 Joshua C. Ames-Yes
 Philip M. Giordano-Yes
 Christopher A. Pfaff-Yes

Motion to Close Public Hearing:

Ms. Rollings moved that the Planning Board close the Flexible Multiple Use Overlay District 1 (FMUOD1) Special Permit public hearing for the proposed 24M Lithium Ion Battery Research & Development Facility at 26 Dartmouth Street.

Mr. Ames second the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes
 Joshua C. Ames-Yes
 Philip M. Giordano-Yes
 Christopher A. Pfaff-Yes

Consideration of Project Development Review Application for Alterations to Site Lighting and Building Lighting at Target, University Station – 221 University Avenue

No representative for Target appeared before the Board.

Merrick Turner- BETA peer reviewer consultant for the Town was present. Target is proposing certain changes to the lighting system on existing poles. Target wants to modify the lighting system to provide enhanced motion detectors, for energy savings. Maintain the existing poles with a new LED fixture that will have motion sensors and add additional lights on the access driveway.

He discussed the initial development and Target's lighting, and how the lighting is today. Target is currently shutting down certain lights at closing.

Has reviewed the submission and reviewed comments with Target.

Glenn Heinmiller, was present and stated that the light levels throughout the parking lot are high. Even if you dim them to half, it is still a lot of light. What Target is doing is very progressive, shutting down lighting when no one is there. It saves energy and decreases light pollution.

Board Comments:

Target parking lot lights are being shut off fully with only 2-3 lights near the building being left on. There was an expectation of continuity throughout the Core Retail Area when this project was accepted. Target is turning off lighting 30 minutes after the closing of its store without regard to the hours of other businesses within the Core Retail Area. What they are doing now is in violation of the decision. Continue to the January 24, 2023 Planning Board meeting. Request comments from the Westwood Police Department.

Consideration of Proposed ANR Plan for 490 Gay Street

Lou Petrozzi was present and explained the property. The property is approximately 14 acres and has subdivided the property into 2 lots. Lot A is not buildable. Ms. Loughnane stated that the ANR plan meets the criteria for endorsement.

Board Comments:

Why the triangular point? *It could have been a box shape. Just a matter of preference.*
Planning to build on the non-wetlands portion? *Yes.*

Action Taken:

Motion to Endorse ANR Plan:

Mr. Giordano moved that the Planning Board find the Approval Not Required Application for 490 Gay Street, dated December 20, 2022, to be complete, and that the Board vote to endorse the submitted plan as not requiring approval under the Subdivision Control Laws.

Mr. Ames second the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes
Joshua C. Ames-Yes
Philip M. Giordano-Yes
Christopher A. Pfaff-Yes

Consideration of Proposed ANR Plan for 109 Rock Meadow Road

Ms. Loughnane went over the plan submitted by Stephen David. It is currently 1 lot and wants to divide into 2 lots. It does not show a subdivision.

No wetlands.

The building commissioner decides if the new parcel is buildable.

The Applicant is interested in obtaining additional land from an abutter to increase the size of the parcel to create a buildable lot.

Motion to Endorse ANR Plan:

Mr. Ames moved that the Planning Board find the Approval Not Required Application for 109 Rock Meadow Road, dated January 13, 2021 and revised through November 29, 2022, to be complete, and that the Board vote to endorse the submitted plan as not requiring approval under the Subdivision Control Laws.

Mr. Giordano second the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Christopher A. Pfaff-Yes

Discussion of Potential Zoning Bylaw and General Bylaw Amendments – The Board will discuss any potential Zoning Bylaw Amendments and General Bylaw Amendments that Board members wish to pursue in 2023, including the following:

At the December 13 Planning Board meeting, members reviewed preliminary drafts of the following five proposed articles:

1. Potential Amendments to Zoning Bylaw related to Earth Material Movement (EMM)
2. Potential Amendments to Zoning Bylaw related to Sustainability
3. Potential Amendments to Zoning Bylaw related to Dumpsters
4. Potential Housekeeping Amendments to Zoning Bylaw
5. Potential Amendments to General Bylaws related to Dumpsters

Ms. Loughnane went through the revisions for each Bylaw Amendments.

Board Comments:

Solar- would apply to any non-residential, new structures exceeding 5,000 square feet.

The Board made changes to 7.3.8.11.3

There was a healthy discussion.

The Planning Board agreed to request Select Board listing of all five articles on the Warrant.

Action Taken:

Motion for Warrant Articles:

Mr. Ames moved that the Planning Board send the following five (5) articles to the Westwood Select Board with a request to add those articles to the May 1, 2023 Annual Town Meeting Warrant:

1. Potential Amendments to Zoning Bylaw related to Earth Material Movement (EMM)
2. Potential Amendments to Zoning Bylaw related to Sustainability
3. Potential Amendments to Zoning Bylaw related to Dumpsters
4. Potential Housekeeping Amendments to Zoning Bylaw
5. Potential Amendments to General Bylaws related to Dumpsters

Ms. Rollings second the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Christopher A. Pfaff-Yes

Review of Draft Meeting Minutes from December 13, 2022

The Board decided to postpone the review of the Minutes from December 13, 2022 until the January 24, 2023 meeting.

Updates from Agency and Committee Representatives

None.

General Miscellaneous Updates and Administrative Items

Ms. Loughnane reported that an Action Plan regarding the Town’s compliance with the MBTA Communities Law is due to the Department of Housing Community Development by the end of January. She said that she would submit the report to explain how Westwood intends to comply with the MBTA Communities Law, and would report that the Town has created the MUMFROD zone and believed that this overlay district constitutes a district of reasonable size in compliance with the law.

The Planning Board believes that 16 acres is proportionate.

Ms. Loughnane will submit the required Action Plan before Jan 31, 2023.

Adjournment

Upon a motion made by Mr. Ames and seconded by Mr. Giordano, the Planning Board voted in favor (4-0) via roll call vote to adjourn at 10:56pm.

Roll Call Vote:

- Ellen Larkin Rollings-Yes
- Joshua C. Ames-Yes
- Philip M. Giordano-Yes
- Christopher A. Pfaff-Yes

List of Documents:

Link to Documents: [2023/01/03 07:00 PM Planning Board Regular Meeting - Web Outline - Town of Westwood, Massachusetts \(iqm2.com\)](https://www.townhall.westwood.ma.us/departments/community-economic-development/planning-division)

Link to the Planning Board web page: <https://www.townhall.westwood.ma.us/departments/community-economic-development/planning-division>

<p>26 Dartmouth Street 26 Dartmouth St Peer Review 10-4-22, BETA, 10/4/2022, 14 pages. 26 Dartmouth St Peer Review 12-12-22, BETA, 12/12/2022, 21 pages. Resubmission Materials Cover Letter, RJOC & Associates, 12/1/2022, 2 pages. Updated Narrative, RJOC, 11/30/2022, 20 pages. Chemical Hygiene Plan, 24M, 34 pages. Chemical Inventory, 936 pages. Emergency Action Plan, 24M, 2022, 23 pages. Exterior Haz Material Code Plan, ACS Group, 11/11/2022, 1 page. HazMat Bylaw Narrative, ACS Group, 11/11/2022, 8 pages. Hazardous Communications Program, 24M, November 2022, 30 pages. Material Safety Data Sheets Combined, Sigma-Aldrich, 6/18/2022, 1028 pages. Soils Management and PCP Disposal Letter, Sanborn Head, 12/1/2022, 3 pages. Stormwater Report, RJOC, 8/15/2022, 516 pages. 26 Dartmouth St Developer Review Memo 12-22-22, Weston & Sampson, 12/22/2022, 6 pages. Dartmouth St #26 - Updated Site Plan Set, RJOC, 11/30/2022, 27 pages. Staff Comments - 26 Dartmouth Street, 1 page.</p>	<p>PDF</p>
<p>221 University Avenue Narrative, Villa Lighting, 2 pages.</p>	<p>PDF</p>

<p>Site Plan, Tetra Tech, 2/6/2014, 17 pages. Existing Condition Photos, 47 pages. Lighting Plan, Villa Lighting, 11/2/2022, 1 page. T2649 Existing Photometric, Tetra Tech, 2/6/2014, 1 page. Type 5WQ-07, Cooper Lighting Solutions, 6/14/2022, 9 pages. Type T3-05, Cooper Lighting Solutions, 6/14/2022, 9 pages. Type T4W-04, Cooper Lighting Solutions, 6/14/2022, 9 pages. Type T4W-06, Cooper Lighting Solutions, 6/14/2022, 9 pages. XSB-Data Sheet, Crossover LED Lighting Technology, 2 pages. Target PDR_2022.12.23, BETA, 12/22/2022, 3 pages. Staff Comments - 221 University Ave, 12/8/2022, 1 page.</p>	
<p>109 Rock Meadow Road ANR Plan, Borderland Engineering, Inc., 11/29/2022, 1 page.</p>	PDF
<p>490 Gay Street ANR Plan, GLM Engineering Consultants, Inc., 12/20/2022, 1 page.</p>	PDF
<p>Meeting Agenda & Meeting Procedures Official Meeting Procedures- Remote Public Participation Guide - Remote PB Agenda 2023-01-03 12-13-2022 PB Minutes - Draft</p>	PDF