

**Westwood Planning Board Minutes**  
**Tuesday February 7, 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 February 7, 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 7:03pm. 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](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, Philip M. Giordano and Kathleen Wynne.

Staff members present: Nora Loughnane, Director of Community & Economic Development, Grant McGregor, Planning Administrator, Pat Ahearn, Town Counsel and Jessica Cole, who recorded the meeting minutes.

The Chair took an item out of order.

**Public Hearing for Consideration of Flexible Multiple Use Overlay District (FMUOD) Special Permit for Rehabilitation and Expansion of Historic Obed Baker House and Construction of a New Veterinary Facility – 909 High Street**

Action Taken:

Motion for Continuation:

Mr. Ames moved that the Planning Board continue the public hearing for the Flexible Multiple Use Overlay District (FMUOD) Special Permit application for the proposed Obed Baker House Mixed-use Redevelopment at 909 High Street to Tuesday, March 7, 2023, at 7:00 pm via Zoom, where a Zoom link and associated call in numbers will be provided on Town's calendar on the homepage at: <https://www.townhall.westwood.ma.us/>.

Ms. Rollings seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes

Kathleen Wynne-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Christopher A. Pfaff-Yes

**Continuation of Joint Public Hearing with the Westwood Tree Warden for Consideration of Scenic Road Approval for the Removal of Approximately 35 Trees within the Public Right-of-Ways of Downey Street and Canton Street in Conjunction with the Construction of a New Sidewalk Running along Downey Street from Canton Street to Booth Drive (continued from 1/24/23)-REVISED 2/7/2023**

John Rockwell, Project Manager from TEC, Inc. was present. The Town received a sidewalk grant. Mr. Rockwell gave a description of the project and the design plans. He stated that it will be a 5-foot-wide sidewalk and will improve pedestrian safety. He highlighted that 34 trees will be removed. There will be minor drainage improvements and the road will narrow in some locations. Mr. Rockwell is looking for feedback from the Planning Board and Tree Warden on tree mitigation.

Board and Staff Comments:

- Ms. Skinner Catrone met in person with the Conservation Commission to see the trees.
- A Board member asked about the large tree. What type of tree? *Mr. Rockwell: It is an Oak tree.*
- Has a certified arborist looked at it? Unless it is unsalvageable, advocate to leave it.
- 10 trees are a good start, I would like to hear the math and understand how 10 trees were reached.

- Narrow part of Downey Street? *Mr. Rockwell: Roadway width is now 24-28' and would go down to 22'.*
- Are we able to plant along the street? *Mr. Rockwell: In some areas there is room, but there are challenging areas, such as the steep slope close to Canton Street where we will add rock fill.*
- What is the size of the caliper of the trees? *Mr. Rockwell- the 10 replacement trees would be 1 ½-2" caliper trees.*
- There are 5 trees of sizeable caliper proposed for removal? *Mr. Rockwell: 15", 20", 24", 36" and 16".*
- What would you recommend? *Mr. Rockwell: Mitigate for 15 trees and keep at 1 ½-2 ½" caliper per tree.*
- Did you look at having the sidewalk on the opposite side of the road? *Mr. Rockwell: There is a stonewall on the other side and it would have a greater negative affect on the Scenic Roadway and on pedestrian safety.*
- Is this because of future development plans? *Mr. Rockwell: This was a high ranking development plan by Westwood DPW.*
- Will the grant cover the whole project? *Mr. Rockwell: Probably not, it will cost \$100K. The DPW has the funding.*
- Right of way width is 50 feet.
- South of Downey Terrace will be narrowed and there is no issue with Fire Safety.
- Can you go over the math of the replacement policy? *Mr. Rockwell: The calculation is for every 450 feet there is a 10-1 replacement. This policy was created by the former Chair of the Conservation Commission.*
- A Board member stated that this project is not new, it is being pursued by Todd Korchin, and the Town has been hoping to do for a long time and to keep residents and students safe.
- Will there be any impacts to root systems of trees on private property? *Mr. Rockwell: No, only some shrubs that will be replaced.*
- Can you navigate around the large oak tree near Booth Drive? Is it feasible? *Mr. Rockwell: Yes, but that would require placing a portion of the sidewalk within the Currier Reservation. An arborist has not looked at the tree.*
- Ms. Skinner Catrone: The oak tree would still be impacted if the sidewalk goes around the tree.
- Board members want more than 10 trees added if the large tree is removed.
- Where will the replacement trees go? *Mr. Rockwell: Between Booth Drive and Downey Terrace, behind the sidewalk and possibly on the opposite side of the road.*
- Board is interested in moving forward, but wants to find the correct number of replacement trees.
- Replacement trees do not necessarily need to be in this location. Some could be elsewhere in Islington.

#### Public Comments:

- Ms. Conant, 21 Strasser Avenue, typed in chat and asked about the width of the sidewalk. *5 feet plus the granite curb.* And she asked about the grant amount. *\$357K + \$150 over.* She also asked about the money voted on at Town Meeting for this project. *Ms. Loughnane replied that \$75K was approved at the May 2022 Town Meeting*
- Ms. Fusco, 20 Pine Lane, typed in chat: I can't imagine having concrete sidewalks with granite curbing at the Canton to Downey to Booth to connect with asphalt sidewalks after Booth. How awful will this look? Also, has the Westwood Fire Department been involved in talks with narrowing of Downey St.? *Mr. Rockwell: The granite will not be attached to the asphalt. The new concrete sidewalk will be on one side of Booth Drive and the existing asphalt sidewalk will be on the other side of Booth Drive. Westwood Fire has been notified.*
- Ms. Fusco, 20 Pine Lane. Do we know how many children today would be walking to school from Canton St. to Downey School? It's a very dangerous area, with or without sidewalks. *Did not do a pedestrian count, but there would likely be an increase in the number of walkers once a sidewalk is added.*
- Ms. Conant, typed in chat: Another concern is the impact of the beauty of the canopy of trees as you drive down Downey St. This will be significantly impacted. This will not be able to be replicated again. It is concerning. *Mr. Rockwell: Most trees proposed for removal are below 8" in caliper. Most noticeable change will be close to Canton Street.*
- Chris O'Brien, 175 Alder Road, typed in chat: Will the removal of the 36" oak tree impact the structural integrity of Downey Street? *Mr. Rockwell: Tough to say how far the roots have gone, if needed the pavement will be replaced.* What species are being specified? Red Maple is not suitable adjacent to walls since the root systems will heave and buckle pavement. *Mr. Rockwell: Will see what is appropriate.* *Ms. Skinner Catrone: The Commission will want native trees.*
- Ms. Higgins, 24 Phillips Brook Road: She does not see a lot of walkers. Effect of the water? Guard rail, will it remain? *Mr. Rockwell: There will be stormwater improvements. Future of the Downey School? Ms. Loughnane: There are no imminent plans to close the Downey School; it is a much needed school. Eliminate buses? Ch. Pfaff: Question for the School Committee, not in our purview.*
- Ms. Higgins: It is a beautiful oak tree and it is significant, can it be replaced with the same species outside of the sidewalk? *Mr. Rockwell: Will see what is appropriate.*
- Mr. Mullin, School Committee Member, 126 Pond Street: No plans to close the Downey School, or to move to a Regional School.

Final Board Comments:

- A member suggested 25-30 replacement trees.
- 10 spots for street trees with minimum 4" caliper.
- A member stated that 23 trees sounds great.
- This is a Town project. The Board has previously allowed street trees with less than 4" caliper. The Board wants the trees to thrive. Propose 5 at 4", 8 at 3" and 10 in whatever size the Conservation Commission decides is appropriate.
- Ms. Skinner Catrone should recommend where the trees will be planted. Will prioritize the gaps on Downey Street.

Action Taken:

Motion for Scenic Road Approval:

Mr. Ames moved that the Planning Board and Westwood Tree Warden grant Scenic Road Approval for removal of approximately 34 Trees within the public right-of-ways of Downey Street and Canton Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on December 20, 2022, subject to the following conditions:

1. The Applicant shall provide a minimum of twenty-three (23) replacement trees. Five (5) of these replacement trees shall be a minimum caliper size of four inches (4"); eight (8) of these replacement trees shall be a minimum caliper size of three inches (3"); and the remaining ten (10) trees shall be of a minimum size specified by the Conservation Commission. Of those trees, ten (10) trees shall be planted within the public right-of-way on the north side of Downey Street. As many of those replacement trees as practical shall be planted within the public right-of-way on the south side of Downey Street, in areas that do not interfere with the proposed sidewalk installation. A proposal shall be submitted for planting the remaining replacement trees elsewhere in the Islington section of Westwood, which proposal shall be reviewed by the Westwood Tree Warden and approval by the Planning Board at a subsequent meeting.
2. All trees shall be of native species and shall conform to recommendations of the Westwood Tree Warden and Conservation Commission.
3. If the Project, or any Condition imposed in this Decision, requires 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 40, Section 15C [Scenic Roads Law] and all applicable Planning Board rules and regulations

Ms. Wynne seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes  
Kathleen Wynne-Yes  
Joshua C. Ames-Yes  
Philip M. Giordano-Yes  
Christopher A. Pfaff-Yes  
Karon Skinner Catrone-Yes

Motion to Close Public Hearing:

Ms. Wynne moved that the Planning Board close the Scenic Road Approval public hearing for the removal of trees on Downey Street and Canton Street.

Ms. Rollings seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes  
Kathleen Wynne-Yes  
Joshua C. Ames-Yes  
Philip M. Giordano-Yes

Christopher A. Pfaff-Yes  
Karon Skinner Catrone-Yes

**Public Hearing for Consideration of Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) Approval for Single-family Home – 748 Gay Street**

Mr. John Glossa was present to discuss the project. Mr. Glossa gave a brief history of the Tunnel to Towers Foundation and how it helps veterans and first responders. Mr. Glossa described the lot located next to the Hanlon School. It is a vacant wooded lot and Mr. Glossa described the lot and the proposed home. Mr. Glossa found ledge in the test pits. The fill being brought in will be compacted gravel fill.

Staff & Board Comments:

- Ms. Loughnane stated that the change in the grade brought this before the Planning Board, not the amount of fill, which is less than 200 CY.
- Mr. Glossa stated that Mr. Connaughton was the original owner and has been involved; he is aware of the grading onto his lot.
- Mr. Fitzgerald, the homeowner, is in an electric wheelchair. Mr. Glossa said they must adjust the grade for his safety and the pathway is necessary for him to get around the outside of his home.

Public Comments:

Mr. Giurleo, 737 Gay Street, wants a contact person if there are issues. *Mr. Glossa will share his contact information off line.*

Action Taken:

Motion for Waivers:

Ms. Wynne moved that the Planning Board grant the following waivers in association with the application for Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) Approval for 748 Gay Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on January 1, 2023:

1. Waiver of Exterior Lighting Plan required pursuant to Section 7.3.7.2 of the Zoning Bylaw.
2. Waiver of Traffic Study required pursuant to Section 7.3.7.3 of the Zoning Bylaw.
3. Waiver of Stormwater Drainage Report required pursuant to Section 7.3.7.1.6 of the Zoning Bylaw.
4. Waiver of Presentation Model required pursuant to Section 7.3.7.7 of the Zoning Bylaw.

Mr. Ames seconded the motion.

Roll Call Vote:

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

Motion for EMM-EIDR Approval:

Ms. Wynne moved that the Planning Board grant the requested Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) Approval for 748 Gay Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on January 1, 2023, 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. Prior to start of work on the Project, the Applicant shall submit revised plans to address recommendations in the January 25, 2023 Peer View Memo from Stephen Borgatti, PE, and Philip F. Paradis, Jr., PE of BETA Group, Inc., for review and approval by the Town Planner, including the provision of transition ramps and transition curb at location where proposed driveway will cross the existing sidewalk, and documentation from abutter granting permission to modify grading on the abutting property to the south.

3. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or 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.
4. Any alterations, modifications, deletions or changes to the EMM-EIDR Approval 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 pursuant to Section 7.3 of the Zoning Bylaw shall be considered through the filing of an Administrative EMM-EIDR Application, pursuant to Section 7.3.6 of the Zoning Bylaw or through the filing of an Application of Minor Modification of EMM-EIDR Approval 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 EMM-EIDR Approval and will require a new public hearing before the Planning Board.
5. The existing pavement on Gay Street shall be protected from damage from loading and unloading of material and/or equipment related to the proposed construction.
6. All trucks carrying earth material to or from 748 Gay Street shall be required to access Gay Street from eastbound or westbound High Street or from northbound or southbound Washington Street and shall proceed directly to the site. No trucks associated with the Project shall be permitted to travel on any other non-arterial road in Westwood.
7. 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 Gay Street, High Street, Washington Street, and any other roadways traveled in the transport of earth material to and from the site.
8. 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.
9. All Project-related construction activities, including any ledge removal, tree removal, and all earth material movement, 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.
10. 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. Such repairs shall be performed to Town of Westwood standards.
11. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times throughout the period of construction.
12. This EMM-EIDR Approval 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 EMM-EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial continued progress of the approved activity.

Mr. Ames seconded the motion.

Roll Call Vote:

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

Motion to Close Public Hearing:

Ms. Wynne moved that the Planning Board close the Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) Approval public hearing for 748 Gay Street.

Ms. Rollings seconded the motion.

Roll Call Vote:

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

**Continuation of Public Hearing for Consideration of Wireless Communication Overlay District Environmental Impact & Design Review (WCOD-EIDR) Approval for DISH Wireless Collocation - 100-200 Lowder Brook Drive (continued from 1/24/23)-REVISED 2/7/2023**

Katie Adams was present to represent the Applicant. She told the Board that DISH has revised their documents to show a flush mount. She stated that from the tower to the front will be 9". Ms. Adams provided a structural analysis and had more photo simulations.

Board Comments:

- RF Compliance report. A notice sign? *Ms. Adams: It is pretty typical; most compounds have signs. It is because it is ground level.*
- Will there be a generator? *Ms. Adams: No.*

Public Comments:

None.

Action Taken:

Motion for Waivers:

Mr. Ames moved that the Planning Board grant the following waivers in association with the application for Wireless Communication Overlay District Environmental Impact & Design Review (WCOD-EIDR) Approval for DISH Wireless Collocation at 100-200 Lowder Brook Drive, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on December 21, 2022:

1. Waiver of Section 7.3.7.1 pertaining to all required site plan items related to stormwater management, parking, landscaping, sewerage, and trash disposal.
2. Waiver of Section 7.3.7.2 pertaining to the submission of an exterior lighting plan.
3. Waiver of Section 7.3.7.3 pertaining to the submission of a traffic study.
4. Waiver of Section 7.3.7.7 pertaining to the submission of a presentation model.

Ms. Wynne seconded the motion.

Roll Call Vote:

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

Motion for WCOD-EIDR Approval:

Mr. Ames moved that the Planning Board grant the requested Environmental Impact & Design Review (WCOD-EIDR) Approval for DISH Wireless Collocation at 100-200 Lowder Brook Drive, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on December 21, 2022, 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. The Applicant shall submit revised plans where the "Overall Site Plan" on Sheet A-1 corresponds accurately to the configuration of existing conditions demonstrated in the aerial photograph on Sheet A-1.
3. The Applicant shall verify through post-installation monitoring and report of an independent radio engineering consultant that the new and replacement antennas and remote radio heads will not interfere with nor have any negative effect on the Town's emergency radio communications.
4. The face of the DISH antennas shall extend no further than thirty-three inches (33") from the surface of the monopole.
5. The antenna array, and all mounting brackets, bands, cables and all associated equipment shall be painted to match the matte color of the existing facility and shall be repainted as necessary to minimize any fading or discoloration.
6. The visual and aesthetic impact of the antennas, mounting brackets and all other attachments shall be minimized to the fullest practical extent. All cables and bands shall be bundled in the most unobtrusive manner possible, shall be secured directly to the pole and located on the portion of the pole which is least visible from any public way.
7. If there are any cabling, bands and equipment associated with a previous carrier at this height/location on the pole, that are no longer needed, they shall be removed by the Applicant prior to the installation of the antennas and equipment covered by this decision.
8. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or 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. 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 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.
9. The Planning Board shall be notified within thirty (30) days of any discontinuance of use of the wireless facility. All antennas, brackets, cabling and any other associated equipment shall be fully removed within six (6) months of abandonment or discontinuance of the use.
10. This WCOD-EIDR Approval 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 WCOD-EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial progress of approved installation activity.
11. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

Ms. Wynne seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes

Kathleen Wynne-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Christopher A. Pfaff-Yes

Motion to Close Public Hearing:

Ms. Wynne moved that the Planning Board close the Environmental Impact & Design Review (WCOD-EIDR) Approval public hearing for the proposed DISH Wireless Collocation at 100-200 Lowder Brook Drive.

Mr. Ames seconded the motion.

Roll Call Vote:

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

**Public Hearing for Consideration of Environmental Impact & Design Review (EIDR) Approval for Change of Use for Astrea Bioseparations at 200 University Avenue and Consideration of Special Permit for Reduction of Required Off-Street Parking or Waiver for Joint/Shared Off-Street Parking – 200 and 240 University Avenue**

Attorney Barry Crimmins, was present on behalf of Astrea Bioseparations for a change of use from the existing use which is largely office and warehousing and wants to add a manufacturing component. Present with Mr. Crimmins were: Jennifer Luoni, Evan Lewis, Barry Crimmins. Dexter Preston, David Steele.

Mr. Steele explained what Astrea Bioseparations plans were. It is based out of Cambridge, UK, and has a manufacturing site in Stoughton, MA. They sell purification products to pharmaceutical companies. The site will have offices and warehousing too.

Mr. Preston, architect, discussed the changes that are largely interior changes. The existing building will be retrofitted. He discussed the number of parking spaces, and that they will no longer require parking spaces at 240 University Avenue. The maximum staff will be 20 employees. They will reduce the number of loading docks. Nonconcurrent uses: machines that create the product need minimum supervision. The building will be used for light manufacturing, storage and office space.

**Board Comments:**

- Environmental Impact Statement revisions: Have you had a chance to review the Peer Review Report? Ms. Rollings would like to see the responses. Mr. Crimmins believes that all of the comments were addressed. Noise levels and safety are a concern. Is Ethanol the only hazardous material? Ms. Luoni submitted it all to the ZBA and has been addressed.
- Ms. Loughnane questioned what form of relief the Applicant is looking for to allow the reduction of parking requirements -- a Waiver pursuant to 6.1.12 or Special Permit pursuant to 6.1.9. A waiver is permitted with the use of joint off-street parking. If there is no joint parking, then the Applicant will need to request a Special Permit.
- Will you need an emergency generator? No.
- Ms. Loughnane read from the Applicant's latest summary of parking: The parking count required was 30 spaces and the site provided 24. 33 parking spaces would be required for the current use and as many as 12 additional ones would be required for a proposed future expansion, 44 parking spaces would be required in total, with a shortage of 20 spaces.
- The Board can allow a special permit, but would need spaces to be found, for this tenant at a nearby parcel if needed in the future. Would need an agreement from 240 University Ave and a safe pedestrian connection between the properties.
- Ms. Loughnane read: 6.1.12-Reduction of Required Number of Joint/Shared Off-Street Parking Spaces for Existing buildings.
- The applicant would like to avoid using the parking at 240 University Avenue.
- Ms. Loughnane explained that the Planning Board has total discretion, but would just need a recorded agreement. *If only an agreement is required, there is not an issue. An easement is not required. Will just need to check on the calculations.*
- Change of use and parking is the only approval needed for this property.

**Action Taken:**

**Motion for Waivers:**

Ms. Wynne moved that the Planning Board grant the following waivers in association with the application for Environmental Impact & Design Review (EIDR) Approval of a Change of Use for Astrea Bioseparations at 200 University Avenue as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on January 6, 2023:

1. Waiver of Exterior Lighting Plan required pursuant to Section 7.3.7.2 of the Zoning Bylaw.



2. Waiver of Traffic Study required pursuant to Section 7.3.7.3 of the Zoning Bylaw.
3. Waiver of Stormwater Drainage Report required pursuant to Section 7.3.7.1.6 of the Zoning Bylaw.
4. Waiver of Presentation Model required pursuant to Section 7.3.7.7 of the Zoning Bylaw.
5. Waiver pursuant to Section 6.1.12 to allow a reduction in the required number of joint parking spaces, subject to the submission of an agreement for joint parking that is satisfactory to Town Counsel.

Ms. Rollings seconded the motion.

Roll Call Vote:

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

Motion for EMM-EIDR Approval:

Mr. Ames moved that the Planning Board grant the requested Environmental Impact & Design Review (EIDR) Approval of a Change of Use for Astrea Bioseparations at 200 University Avenue and for a Special Permit pursuant to Section 6.1.9 of the Zoning Bylaw to permit a reduction the number of required parking spaces, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on January 6, 2023, 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. Prior to use of the property by Astrea Bioseparations, the Applicant shall submit materials to address recommendations in the January 25, 2023 Peer Review Memo from Stephen Borgatti, PE, and Philip F. Paradis, Jr., PE of BETA Group, Inc., for review and approval by the Town Planner, including the provision of information on noise levels anticipated by manufacturing operations as necessary to determine compliance with Section 6.6 of the Zoning Bylaw.
3. Prior to use of the property by Astrea Bioseparations, the Applicant shall submit accurate site plans, including signage plans for the parking space in front of the dumpster enclosure, for review and approval by the Town Planner.
4. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or 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.
5. The Applicant shall provide a permanent easement or similar recordable agreement to confirm that the agreed upon additional parking at 240 University Avenue will remain available to Astrea Bioseparations if 200 University Avenue and that nearby properties are in separate ownership. Said agreement shall be submitted for review and approval by Town Counsel prior to the issuance of an Occupancy Permit for 200 University Avenue,
6. If the additional parking spaces at nearby property are ever used to meet parking demand for 200 University Avenue, the Applicant shall be responsible for the construction of a sidewalk to provide a convenient pedestrian connection between the two properties.
7. Any alterations, modifications, deletions or changes to this EIDR Approval 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 pursuant to Section 7.3 of the Zoning Bylaw shall be considered through the filing of an Administrative EIDR Application, pursuant to Section 7.3.6 of the Zoning Bylaw or through the filing of an Application of Minor Modification of EIDR Approval 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 EIDR Approval and will require a new public hearing before the Planning Board.

8. This EIDR Approval shall be valid only for the duration of the tenancy of Astrea Bioseparations and any future business uses must comply with zoning requirements or return to the Planning Board to request a new EIDR Approval.
9. This EIDR Approval 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 EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial continued progress of the approved activity.

Mr. Giordano seconded the motion.

Discussion:

Ms. Luoni discussed the bays and leveler and dumpster location. Condition #3 is no longer required.

Amended motion:

Upon a motion made by Mr. Ames and seconded by Mr. Giordano, the Planning Board voted in favor (5-0) via roll call vote to remove the previously read condition #3 and grant approval with the remaining 8 conditions.

Roll Call Vote:

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

Motion to Close Public Hearing:

Ms. Wynne moved that the Planning Board close the Environmental Impact & Design Review (EIDR) Approval and Special Permit public hearing for Astrea Bioseparations.

Mr. Ames seconded the motion.

Roll Call Vote:

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

**Public Hearing for Consideration of Flexible Multiple Use Overlay District (FMUOD) Special Permit for Mixed-use Redevelopment – 436 Washington Street**

Peter Zahka, attorney, was present to discuss the property at 436 Washington Street. He discussed the changes including landscaping and parking spaces. There are 5 waiver requests.

Bob Rego, civil engineer, was present and went through the site plan. He will add 4,000 square feet of impervious area to the property, and will be making stormwater improvements.

Stephen David, developer, was present and said all 5 units will be affordable with 18 parking spaces for the office space and the apartments.

Mike McKay, architect, was present. The building is currently vacant and will keep the existing footprint. Mr. McKay went over the plans and drawings.

Mr. Zahka mentioned the curb cut and island in Washington Street, and making a turn.

John Gillon, Traffic Engineer, was present and gave a brief description of the traffic in the area.

Peer Review Consultant for this project, Tom Houston of PSC was present. He said he was pleased with the stormwater plan and looked at the traffic study.

Board Comments:

- Will they be native plants?
- Contingency plan is all 5 units are rented to couples and cars.
- Interested in looking into rooftop solar. *Mr. McKay: Will be required to do solar ready*
- Transformer, what lot is it on? *Mr. Zahka: It is not on the property.*
- Assigning parking spots? *Mr. David: Not sure if that will be necessary.*
- Lighting? *Mr. McKay: Canopy lights and wall lights. At night? Can add a motion detector for late evening.*
- What is the train track's height? *Mr. McKay: The track's height is 32 feet and the building height is 29 feet.*

Public Comments:

Ms. Fusco, 20 Pine Lane, typed in chat. Will there be an elevator? *Mr. McKay: No. What are you considering for rent? Mr. Zahka: The rent will be decided by the state. All units will be affordable. HUD sets the requirements. This would be a great opportunity for some Westwood elderly.*

Action Taken:

Motion for Continuation:

Ms. Wynne moved that the Planning Board continue the public hearing for the Flexible Multiple Use Overlay District (FMUOD) Special Permit application for the proposed Mixed-use Redevelopment at 436 Washington Street to Tuesday, March 7, 2023, at 7:00 pm via Zoom, where a Zoom link and associated call in numbers will be provided on Town's calendar on the homepage at: <https://www.townhall.westwood.ma.us/>.

Mr. Giordano seconded the motion

Roll Call Vote:

Ellen Larkin Rollings-Yes

Kathleen Wynne-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Christopher A. Pfaff-Yes

**Public Hearing for Consideration of Limited Environmental Impact & Design Review (EIDR) of an Exempt Use for Alterations to Equestrian Facility – 205-215 High Street**

Applicant Doug Stefanov, was present on behalf of Josh and Anita Fink. Proposals to renovate the house addition and the barn. Also adding stormwater management and proper fire access. The horses are on site, and have added parking for people coming to ride the horses. Will add lighting too.

Ms. Loughnane explained that the agricultural property is subject to the Dover Amendment – Massachusetts General Law Chapter 40A, Section 3. This law exempts agricultural, religious and educational uses from certain zoning restrictions.

Board Comments:

- Will the bigger operation increase traffic? *Most significant change is the driveway will be wider and the parking spots will be dedicated. It is an improved condition.*
- Has this been reviewed by the Conservation Commission? *It has not been reviewed yet, but will.*
- The driveway? *7-8 feet from a stone wall. The Maximum number of cars will be 6-8 cars. There are 2 arenas. One trailer will be kept on site.*
- Hours of operation? *Riding-9am-9pm. Mostly after school hours, up to dusk.*
- Outdoor riding at night? *Not at this time. December - April will be inside riding.*

Public Comments:

None.

Action Taken:

Motion for Limited EIDR Approval:

Mr. Ames moved that the Planning Board grant the requested Limited Environmental Impact & Design Review (EIDR) Approval to permit alterations to the exempt agricultural facility 205-215 High Street, as described in the Application

therefore submitted to the Planning Board and filed in the Office of the Town Clerk on January 6, 2023, 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 permit, license, or other approval from any other board, committee, or 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.
3. Any alterations, modifications, deletions or changes to this Limited EIDR Approval 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 pursuant to Section 7.3 of the Zoning Bylaw shall be considered through the filing of an Administrative Limited EIDR Application, pursuant to Section 7.3.6 of the Zoning Bylaw or through the filing of an Application of Minor Modification of Limited EIDR Approval 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 Limited EIDR Approval and will require a new public hearing before the Planning Board.
4. This Limited EIDR Approval 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 Limited EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial continued progress of the approved activity.

Ms. Wynne seconded the motion.

Roll Call Vote:

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

Motion to Close Public Hearing:

Ms. Wynne moved that the Planning Board close the Limited Environmental Impact & Design Review (EIDR) Approval public hearing for 205-215 High Street.

Mr. Ames seconded the motion.

Roll Call Vote:

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

**Public Hearing for Zoning Bylaw and General Bylaw Amendment Articles**

Ms. Loughnane gave a description of each proposed article with redlined changes/additions.

Planning Board Article 1: Potential Amendments to Zoning Bylaw related to Earth Material Movement (EMM). This will change EMM from Planning Board approval to Administrative Approval by the Town Planner.

Planning Board Article 2: Potential Amendments to Zoning Bylaw related to Sustainability. The Planning Board looked at different sections of the bylaw and added stronger sustainability provisions.

Planning Board Article 3: Potential Amendments to Zoning Bylaw related to Dumpsters. The proposed amendments clarify that all non-residential and multi-family residential dumpsters must be fully screened.

Planning Board Article 4: Potential Housekeeping Amendments to Zoning Bylaw. Looked for errors, omissions, or areas that required clarification. Propose revisions to correct order of footnotes and correct section reference numbers.

Ms. Loughnane told the Board that the Building Commissioner requested three additional changes to be considered as Housekeeping amendments. She asked the Board to determine whether these three items would be minor enough to be considered Housekeeping amendments. If not, they would have to be addressed at a future Town Meeting. She explained that one change was to correct a reference section number. The Board agreed that that change could be considered a Housekeeping Amendment. Ms. Loughnane said that another proposed change would expand the definition of "Lot Width" to be consistent with the Building Commissioner's method of calculating this dimensional requirement. The Board agreed that this proposed amendment would be more than a Housekeeping Amendment and should be considered for an article at the next Town Meeting. Ms. Loughnane said that the third proposed addition to the Housekeeping Article would add a statement regarding lots in to towns to another section of the Zoning Bylaw with no changes to the statement. The Board agreed that that change could be considered a Housekeeping Amendment.

Planning Board Article 5: Potential Amendments to General Bylaws related to Dumpsters. The proposed General Bylaw amendments repeat the Zoning Bylaw requirements for dumpsters and add maintenance requirements, time restrictions, fines, and waivers by the Select Board.

**Board Comments:**

Mr. Ames would like to add to the amendments to address temporary construction dumpsters, including at residential properties. He would like to, at a minimum, add a requirement for covers on temporary construction dumpsters. Would contractors have access to the covers?

Mr. Ames suggested that a contractor could use a tarp.

Ms. Loughnane stated that the Town has a list of licensed waste haulers that are approved by the Board of Health. What are we imposing? Do controls on temporary construction dumpsters go too far?

Ms. Loughnane said that she would look at draft language for this article and for proposed revisions to the Board of Health regulations that currently control these temporary dumpsters.

Board members will reach out to Ms. Loughnane separately with their final thoughts on the article.

**Public Comments:**

None.

**Action Taken:**

Motion for Continuation:

Mr. Ames moved that the Planning Board continue the public hearing for consideration of proposed Zoning Bylaw Amendment and General Bylaw Amendment Warrant Articles to an in-person meeting of the Planning Board on Tuesday, February 28, 2023, in the Main Library Community Meeting Room, at 660 High Street, Westwood, MA, beginning at 7:00 pm.

Ms. Wynne seconded the motion.

**Roll Call Vote:**

Ellen Larkin Rollings-Yes

Kathleen Wynne-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Christopher A. Pfaff-Yes

**Consideration of Proposed Approval Not Required (ANR) Plan for 78 Fox Hill Street**

Matt Smith was present to discuss the ANR. There is a shared clay tennis court and wants to create Parcel X for the conveyance of the tennis court and a surrounding area to be landscaped. And will give full ownership of parcel X to 32 Farm Lane. The Registry of Deeds requires an endorsed plan.

Ms. Loughnane had a few comments: There was a previous ANR plan that divided 78 Fox Hill Street into 2 lots, and was endorsed by the Planning Board in December 2021. It was reported with the Registry and an appeal was filed.

Town Counsel has advised us that the Planning Board's endorsement of the plan and the effectiveness of the plan is stayed pending the outcome of that appeal either by judgment or by settlement.

The Planning Board review ANR plans for 2 things:

- Make sure that they meet the rules and regulations of the Planning Board's subdivision regulations to make sure they are in compliance with all submittal requirements and to find they are complete submission.
- Whether it creates a subdivision. The Planning Board has standards that it applies to make sure that any lot created under a proposed ANR plan is a lot that has frontage of a minimum required size for the district on a way and that the lot is accessible across that way onto the property.

Ms. Loughnane asked the Planning Board if the Board considers the submission to be complete. She reviewed the Planning Board's subdivision regulations. Ms. Loughnane read the definition of subdivision.

Ms. Loughnane went through requirements and noted that the tennis court is considered a structure.

Board Comments:

What is the impact of the notes? Are the owners of all adjoining properties listed? Parcel X is not being joined to the abutting parcel. Would prefer it to automatically join another lot.

This plan assumes something to be a fact.

This plan is actively under appeal.

Mr. Smith is willing and able to have the surveyor correct the plan and edit the Mylar. He said a Licensed Surveyor has to follow the Plan of Record. This is the Plan of Record. Mr. Smith wants to be compliant. His surveyor will make the changes. If this plan does not show a subdivision, the plan will be recorded at the Registry of Deeds.

The Applicant can seek the Planning Board's endorsement of a new ANR plan showing 3 lots – 1) the lot previously cut off in the ANR plan that is now stayed, 2) the remainder of 78 Fox Hill minus the half tennis court, and 3) the neighboring lot including the full tennis court.

Mr. Smith said he can withdraw the application and correct he can agree to edit the mylar and deliver the edited mylar for the Board's endorsement.

Mr. Giordano suggested withdrawing and resubmitting the ANR Plan.

Ch. Pfaff said he does not feel comfortable with a withdrawal and would like to review with Town Counsel.

Ms. Rollings asked Mr. Smith to revisit the 18-foot measurement for the gravel path. She said she has a photo of her car on the gravel path which demonstrated that it is much narrower than 18 feet wide. If there is a resubmission, the Planning Board would like Town Counsel to be present.

Action Taken:

Motion to Reject Proposed ANR Plan for Incompleteness:

Mr. Ames moved that the Planning Board finds the Approval Not Required (ANR) Application for 78 Fox Hill Street, filed with the Planning Board and in the Office of the Town Clerk on February 2, 2023, to be incomplete due to the Applicant's failure to comply with all requirements in Section 3.1.5 of the Planning Board's Rules and Regulations titled SUBDIVISION REGULATIONS GOVERNING THE SUBDIVISION OF LAND. Despite the incompleteness, the Board finds that the proposed ANR Plan is ineligible for endorsement because it shows a subdivision in accordance with the definition set forth in Section 2.1.30 of the Planning Board's Rules and Regulations titled SUBDIVISION REGULATIONS GOVERNING THE SUBDIVISION OF LAND. Therefore, the Board rejects the submitted plan and directs the Town Planner to advise the Town Clerk that the submitted plan does not meet the Board's Rules & Regulations for endorsement of plans not requiring approval under the Subdivision Control Law.

Ms. Wynne seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes

Kathleen Wynne-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Christopher A. Pfaff-Yes

### Review of Draft Meeting Minutes from January 24, 2023

Upon a motion made by Ms. Wynne and seconded by Mr. Ames, the Planning Board voted in favor (5-0) via roll call vote to adopt the minutes from January 24, 2023 as presented.

#### Roll Call Vote:

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

### Updates from Agency and Committee Representatives

Due to the lateness of the hour, this agenda item will be skipped. This item will be added to the March 7, 2023 agenda.

### General Miscellaneous Updates and Administrative Items

Due to the lateness of the hour, this agenda item will be skipped. This item will be added to the March 7, 2023 agenda.

### Adjournment

Upon a motion made by Ms. Rollings and seconded by Ms. Wynne, the Planning Board voted in favor (5-0) via roll call vote to adjourn at 1:14am on February 8, 2023.

#### Roll Call Vote:

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

### List of Documents:

Link to Documents: [2023/02/07 07:00 PM Planning Board Public Hearing - 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>

<b>Downey Street and Canton Street</b> Locus Map, 1 page. Photo of Posted Notice, 1 page. Plans, The Engineering Corp, 12/20/2022, 9 pages. Scenic Road Application Signed Sheet, Statement of Work, 1 page.	PDF
<b>100-200 Lowder Brook Drive</b> Co-Location Criteria Verification Form, Crown Castle, 12/29/2022, 1 page. Coverage Map, 2 pages. Lighting Plan Waiver, 1 page. Minor Modification Request Letter, Crown Castle, 11/16/2022, 3 pages. Radio Frequency Report, EBI Consulting, 8/30/3033, 21 pages. Revised Site Plans - submitted 020723, TEP Northeast, 2/1/2023, 19 pages. Revised Structural Report - submitted 020723, Crown Castle, 2/2/2023, 68 pages. Traffic Waiver, 1 page.	PDF
<b>748 Gay Street</b> Legal Notice, Westwood Planning Board, 1/17/2023, 1 page. Site Plan, Glossa Engineering, 12/20/2021, 1 page. Plan Set, Glossa Engineering, 12/20/2021, 11 pages. Project Description, Mark Tomasello, 1 page.	PDF

<p>Photograph, 1 page.  Engineers Letter, Glossa Engineering Inc., 12/17/2022, 3 pages.  Order of Conditions - 2022, Mass Dept. of Environmental Protection, 4/14/2022, 20 pages.  Minor Modification - 2022, Westwood Conservation Commission, 6/29/2022, 1 page.  Peer Review-748 Gay Street EMM EIDR 1-25-2023, BETA, 1/25/2023, 4 pages.</p>	
<p><b>200 University Avenue</b>  Legal Notice, Westwood Planning Board, 1/17/2023, 1 page.  Astrea Bioseparations Project Description, 1 page.  Environmental Impact Statement, DACON, 1/5/2023, 2 pages.  Affidavit of Agency Off-Site Parking Agreement, Howard Schwartz, 1/4/2023, 3 pages.  Photograph 200 University Ave Westwood, 1 page.  Executed Affidavit of Agency, Howard Schwartz, 1/4/2023, 3 pages.  Off-site parking plan at 240 University Avenue Westwood, Meridian Associates, 1 page.  Waiver- Exterior Lighting Plan, Dacon, 1/5/2023, 1 page.  Waiver - Presentation Model, Dacon, 1/5/2023, 1 page.  Waiver - Traffic Impact Study, Dacon, 1/5/2023, 1 page.  Peer Review - 200-240 University avenue EIDR 1-25-2023, BETA, 1/25, 2023, 3 pages.</p>	PDF
<p><b>436 Washington Street</b>  Legal Notice, Westwood Planning Board, 1/17/2023, 1 page.  Property Owner Authorization, Kenneth Sibly, 1/4/2022, 1 page.  Project Narrative, Stephen David, 11 pages.  Project Plans, River Hawk Environmental, 11/8/2023, 13 pages.  Stormwater Management Plan, River Hawk Environmental, 12/29/2022, 9 pages.  Traffic Impact Study, Gillon Associates, 12/2022, 59 pages.  Waiver Request, Stephen David, 1 page.  Letter Regarding Parking, River Hawk, 11/8/2022, 2 pages.</p>	PDF
<p><b>909 High Street</b>  Legal Notice, Westwood Planning Board, 1/17/2023, 1 page.  High St #909 - Exterior Lighting Plans, Illuminate, 1/3/2023, 1 page.  High St #909 - Hydrology Plans, Site Design Professionals, LLC, 12/20/2022, 2 pages.  High St #909 - Performance &amp; Design Standards, 1/4/2023, 4 pages.  High St #909 - Property Owner Authorization, Westwood Planning Board, 12/12/2022, 1 page.  High St #909 - Stormwater Report, Site Design Professionals, 12/20/2022, 86 pages.  High St #909 - Traffic Study, 2 pages.</p>	PDF
<p><b>205-215 High Street</b>  Legal Notice, Westwood Planning Board, 1/17/2023, 1 page.  Plot Plan, JK Holmgren Engineering, Inc., 10/14/2022, 2 pages.  Barn Plans, Stefanov Architects, 10/19/2022, 16 pages.  Detailed Project Description, 1 page.  Stormwater Calculations, JK Holmgren Engineering, 12/16 2022, 141 pages.  Light Fixture, Solera, 2 pages.  Revised Plans, JK Holmgren Engineering, 11/15/2022, 6 pages.  Image 1, 1 page.  Image 2, 1 page.  Image 3, 1 page.  Image 4, 1 page.  Image 5, 1 page.  Image 6, 1 page.  Peer Review - 215 High Street EMM EIDR 1-24-2023, BETA, 1/24/2023, 3 pages.</p>	PDF



<p><b>Public Hearing for Zoning Bylaw and General Bylaw Amendment Articles</b>  2023 Public Hearing Notice Long Version, Westwood Planning Board, 18 pages.</p>	PDF
<p><b>78 Fox Hill Street</b>  Fox_Hill_REVISED_ANR_-1-26-2023_Stamped_Fri_Jan_27_2023_11-15-26, Dover Mill LLC, 1/25/2023, 1 page.  MGL_81P_ANR_Tue_Feb_7_2023_07-59-08, 1 page.  MGL_81L_ANR_Tue_Feb_7_2023_08-16-53, 1 page.</p>	PDF
<p><b>Meeting Agenda &amp; Meeting Procedures</b>  Remote Planning Board Public Meeting Procedures via Zoom Webinar, 1 page.  Planning Board Public Participation Guide During COVID-19, 1 page.  PB Agenda 2023-02-07 revised, Westwood Planning Board, 1/24/2023, 2 pages.</p>	PDF