

Westwood Planning Board Minutes
Tuesday March 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 March 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 7:02pm. 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, Philip M. Giordano and Kathleen Wynne.

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

Consideration of Proposed Approval Not Required (ANR) Plan for 345 Nahatan Street

Grace Li was present to discuss her plans for the ANR. The owners wanted to make a few changes after a previous approval on Jan 24, 2023. Ms. Loughnane stated that the plan meets all requirements. The plan from January 24, 2023 was never fully endorsed.

Action Taken

Motion to Endorse ANR Plan:

Mr. Ames moved that the Planning Board find the Approval Not Required Application for 345 Nahatan Street, dated November 29, 2022 and revised through May 3, 2023, to be complete, and that the Board vote to endorse the submitted plan as not requiring approval under the Subdivision Control Laws.

Ms. Wynne seconded the motion.

Discussion:

Mr. Giordano pointed out that the revision date was incorrectly stated in the motion as "May 3, 2023" when it should be "March 3, 2023".

Mr. Ames amended his motion to replace "May 3, 2023" with "March 3, 2023" and Ms. Wynne seconded the amended motion.

Roll Call Vote:

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

The Conservation Commission was present for the 909 High Street Public Hearing, Stephen David opened their meeting at 7:14 pm with a quorum.

Continuation of 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 (Continued from 2/7/23) – Conservation Commission will hold a Simultaneous Public Hearing on the Notice of Intent for this Project

Kristine Meaney, Site Design Professionals, presented plans for the proposed revitalization of the Obed Baker House. Ms. Meaney went over the project. She stated that the developer, Todd Sullivan, would be working to clean up the wetland area, remove the invasive species, and add appropriate plantings. She explained that Mr. Sullivan will

build a new cemetery barn on adjacent town-owned land, renovate the Obed Baker House, and build a new veterinary clinic.

Richard Levy, architect for the renovations to the Obed Baker structure, stated that his plans will maintain the existing character of the structure. The plans call for replacement of the windows and shingles in a manner that keeps the historical character.

Ms. Meaney explained that the site has previously been used as a dumping ground, and that bittersweet and Japanese knotweed are killing several trees. She said that this project will improve the blighted existing conditions.

- Will clear the bank of all vegetation.
- Remove garbage dumped in the area.
- Will regrade.
- Will install GEOWEB, a slope stabilizing solution.

Warren Freedenfeld, architect for the proposed veterinary building, discussed the site plan for the Red Barn Animal Hospital in detail.

Board Comments:

- Generator on the property? *Mr. Freedenfeld: Emergency generator because it is a hospital.*
- How is it generated? *Ms. Meaney: It can be natural gas.*
- 55-gallon drums, have we sampled the soil? *Ms. Meaney: They are old water heaters that were dumped in the wetlands.*
- Exterior pet relief area, how will the waste be disposed of? *Mr. Freedenfeld: The solids will be picked up; all dogs will be monitored.*
- UNP waste, explain it? *Gerald Dundon: There are certain pharmaceuticals, if they are to be disposed of, it will not be on site, and will be handled by professionals.*
- VSQG and RMW? Will generate toxic waste? *Mr. Freedenfeld: Not generating, some drugs to treat an animal will be on site, but will not be disposed of on site.*
- Within the hospital floor plan, there is a lab waste closet to be collected and properly disposed of, it is contained and accounted for.
- Review the document from Paul, it is wrong.
- The generator noise, will it have an enclosure? *Mr. Freedenfeld: Yes, it will.*
- Trees being removed? *Ms. Meaney: Not an inventory yet. Ms. Rollings would like to see more information.*
- Impacts to the wildlife? *Ms. Meaney: No analysis has been done. Can do a wildlife study.*
- The cemetery road is very narrow, curious if it will be widened? *Ms. Meaney: Have added a grass paver surface that will support fire trucks and cars and it is environmentally friendly. It is 19 feet wide. There is no plan to widen the road.*
- Residential Units, market value or affordable units? *Ms. Meaney: Market rate.*
- The Animal Hospital is projected at 6 customers/hour. Are you taking walk-ins? *Mr. Freedenfeld: All client visits are by appointment. The traffic will be controlled.*

Conservation Commission:

- Better clarification of the tree removal, so they can be replaced.
- Are they blighted trees?
- Can another variety be substituted for the proposed White Pines?
- Animal waste? Is there a concern with animal urine near the wetlands? *Mr. Freedenfeld: No concern.*
- Karen Skinner Catrone: Is opposed to the use of White Pine.
- Suggested that the Handicapped spot should be on the other side of the entrance.

Public Comments:

Chris O'Brien: 175 Alder Road. Existing Obed Baker House, keeping the house? *Yes. The Intention was to restore the Obed. Baker House from Day 1. Residential and Retail combined is common.* Had a thought on the wildflowers, double check the mix. *Evergreens will be 8-10 feet and will be maintained so will not affect the solar panels.*

Joe Previtera, 16 Dean Street. Did not see the DEP#, what is it? *Do not have one yet.* DEP comments will be enlightening. Concerned about disposal of unused medications. He asked about snow storage, why so close to wetlands? *Ms. Meaney can look into it.* Dog waste? *Solid waste will be picked up, it is not a boarding facility.* DEP regulations for Zone 2. *The dumpster will be on an impermeable space. The Commission will not close the hearing without a DEP#.*

Ms. Rollings had a follow up question. We don't like to see snow storage that close to a water resource. Would prefer it planned out further away from the water resource. And no salt with the parking lot maintenance plan/snow

removal maintenance plan. BETA report: Requires removal of the snow storage from the area close to the wetlands and it also requires reduction of the turnaround space in the parking lot.

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 Obed Baker House Mixed-use Redevelopment at 909 High Street to Tuesday, March 21, 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. 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 Comment came in after the Planning Board continued their hearing.

Ms. Fusco typed into chat: I love the wildflower plantings around the wetlands. Would love to see this done in Islington.

Continuation of Public Hearing for Consideration of Flexible Multiple Use Overlay District (FMUOD) Special Permit for Mixed-use Redevelopment – 436 Washington Street (Continued from 2/7/23)

Peter Zahka, attorney, was present. Has reviewed the Peer Review and wants to make sure that we are all on the same page. Mr. Zahka went through his concerns from Mr. Houston's peer review.

Bob Rego, Civil Engineer, Westwood Stormwater bylaw makes this project exempt, and meets MASSDEP stormwater standards. He thinks the comments from Mr. Houston are not applicable.

Mr. Houston, PSC was present as the Town Peer Reviewer. He went through some highlights.

- EMM, fewer than 250 cubic yards.
- Mr. Houston is concerned with the turnaround. If there is a truck on the site, it cannot turn around.
- Parking management plan, he thinks assigned parking would be helpful, but total number of parking spaces is adequate.
- Stormwater management approval is needed, 5400 square feet of disturbance, northeast corner of the site will need to be repaved.
- Noise abatement, emphasis on the number of train trips, 40/day. The rear of the site should be soundproof.
- Traffic noise is impactful, sound abatement in the architectural design of the building is recommended.
- Parking is tight, but okay.
- He went through the traffic analysis.
- Classify the soil texture, field testing is required.

Board Comments:

- Current proposed parking for 18 cars. Could be restricted to residential use on the left side of the building from 5:30pm-8am.
- Parking management plan, would like to see a contingency plan.
- Solar ready, may not be cost effective, but would like to see actual solar installation.
- Stormwater management. The Board would appreciate it.
- Proximity to grass and bench, concerned about lighting for that area? *Not considering lighting that area.*
- Turnaround is not feasible; how do we address it? *Mr. Rego, can look into it, maybe move the dumpster. The applicant will evaluate.*

Mr. Rego: Local Stormwater Management Bylaw requires approval by the Conservation Commission for disturbance greater than ½ acre, and requires Administrative Stormwater Approval for disturbance of between 5,000 square feet and ½ acre. The standards for disturbance between 5,000 square feet and ½ acre are a lot less stringent than the standards for ½ acre plus. Mr. Houston calculated disturbance over 5,000 square feet. Much of it is due to the removal of existing impervious pavement and replacement with permeable landscaped areas and plantings. Mr. Rego said he can just leave more pavement and provide less permeable landscape areas to be under the 5,000 square feet of land disturbance.

Ms. Loughnane stated that if there is disturbance of over 5,000 square feet even if it is 5,000 square feet and 1 inch, the applicant will be required to apply for an Administrative Stormwater Approval. The Conservation Agent would review that application and determine what would qualify as appropriate stormwater improvements. She stated that the Applicant could reduce the landscaped area and leave the parking lot surface in place to get the disturbance value below 5,000 SF, but doing so might risk a denial of the FMUOD special permit by the Board. This special permit is discretionary, and it requires the grant of waivers from the Planning Board. The potential reduction in the size of the landscaped area might drop the calculation under 5,000 SF, but it would not absolve the applicant of responsibility to apply to undertake whatever stormwater improvements the Board deemed necessary.

Mr. Rego did not file an application for Administrative Stormwater Approval because he believed that they were under 5,000 square feet. The Town has calculated it at over 5,000 square feet.

- Is there a plan to keep the property? *The plan is to keep the property.*
- Stormwater disturbance. Would feel better about the impacts on Purgatory Brook if an Administrative Stormwater Management Approval is granted.

Action Taken:

Motion for Continuation:

Ms. Rollings 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 21, 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. 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

Continuation of Public Hearing for Zoning Bylaw and General Bylaw Amendment Articles (Continued from 3/1/23), including:

#1-Potential Amendments to Zoning Bylaw related to Earth Material Movement (EMM)

Ms. Loughnane explained the changes:

- Electrical Charging Stations came up at the FinCom meeting.
- Restrictions or how much it was costing the Town.
- % cap of the actual cost and maintained as reasonable.
- If the Town chose to charge users, the Town would set the applicable rate.

Public Comments:

Ms. Fusco: Where are the charging Stations and where will they be? Ms. Loughnane: 2 at Carby Street and 2 at Wentworth Hall. Possible new installations at the new Hanlon school, Westwood High School, Senior Center and Police Station.

#2-Potential Amendments to Zoning Bylaw related to Sustainability

Ms. Loughnane went through the changes:

- All mature trees must be accounted for in EIDR applications
- Model only necessary if asked for
- Existing mature trees are to be maintained, relocated or replaced.

#3-Potential Amendments to Zoning Bylaw related to Dumpsters

Ms. Loughnane went through the changes:

- Screening standards.
- All dumpsters to have solid enclosures.

#4-Potential Housekeeping Amendments to Zoning Bylaw

Ms. Loughnane went through the changes:

- Mostly typographical, numbering or alphabetic ordering errors.
- One is the repetition of existing language in a more applicable section of the bylaw.

Board Comments:

Do Norwood and Dedham have similar language? *Ms. Loughnane: Yes.*

#5-Potential Amendments to General Bylaws related to Dumpster

Ms. Loughnane went through the changes and additions:

General bylaw requirements to track the Zoning Bylaw requirements for dumpsters.

New maintenance requirements.

Apply to new and existing dumpsters.

Board Comments:

Where would the fines be allotted to? *Mr. Ahearn: The General Fund.*

Suggested language about the charging stations.

6.1.23 Motor Vehicle Charging Stations. All parking areas with twenty-five (25) or more parking spaces shall contain a minimum of one (1) charging station for every twenty-five (25) parking spaces. All required charging stations shall be available for public use by employees and visitors to the subject property. If user fees are imposed for any charging station, said fees shall be limited to no more than 120% of the actual annualized cost to the owner for the quantity of electricity that is dispensed to a user.

Action Taken:

Motion for Fincom Support:

Mr. Giordano moved that the Planning Board recommend Finance & Warrant Commission support of the five (5) Planning Board warrant articles, as drafted and revised this evening.

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 Continuation:

Mr. Giordano 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, March 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 Request for Release or Reduction in Surety for the Homes at 45 Open Space Residential Development – 20-79 Abbey Road

Ms. Loughnane discussed the applicant's request for a reduction in surety. She explained that the Town currently holds a tri-partite agreement which provides \$___ in funding to secure required public improvements. Ms. Loughnane stated that most of the public improvements have been installed and inspected. She said that funds were no longer needed except in relation to potential landscape modifications. She reminded the Board that its most recent decision required the Applicant to submit a final landscape plan for review and approval by the Town Planner and Tree Warden. She noted that they would review the final landscape plan in early spring and then determine if additional screening plans were needed. Ms. Loughnane stated that the sum of \$15,000 would be sufficient to cover the purchase and installation of any additional screening plants that might be required.

Dan Green was present and agreed that \$15,000 is a reasonable amount.

Mr. Green said he would like to switch to a passbook savings account instead of a tri-partite agreement.

Action Taken:

Motion for Amendment of Tripartite Agreement:

Mr. Ames moved that the Planning accept the proposed Amendment to the Tri-Partite Agreement between the Westwood Planning Board, Westwood Green, LLC, and Cape Cod Five Cent Savings Bank, which Agreement was

entered by all parties to secure completion of the work associated with the roadways and installation of utilities for the full project including all phases of construction for the Planning Board's Open Space Residential Development (OSRD) Special Permit, as shown on plans entitled "Site Plan 45 Clapboardtree Street OSRD Zoning, 45 Clapboardtree Street, Westwood, MA", prepared by VHB for The Green Company, dated February 5, 2019 and revised through April 17, 2019, and for the two units added in accordance with Special Permit Decision recorded on April 22, 2021 in Book 39302, Page 363, pursuant to the construction cost schedule from BETA Group, dated June 8, 2021. The proposed Release is intended to reduce the amount of surety from three hundred twenty-six thousand dollars (\$326,000.00) to fifteen thousand (\$15,000), would be in the form of a Passbook savings account, which would be submitted to Town Counsel with eight (8) signed withdrawal slips prior to the release of the Tri-Partite Agreement. Remaining funds are intended to secure potential additional landscape requirements pursuant to Conditions #3 and #4 of the Board's October 25, 2022, decision modifying the OSRD Special Permit, which decision was filed in the Office of the Town Clerk on December 3, 2022.

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

Consideration of Proposed Approval Not Required (ANR) Plan for 326 Blue Hill Drive

Proposed by Louis Petrozzi, he has a Purchase and Sales agreement for the property. He is requesting approval to take 2 lots and make 3.

Board Comments:

None.

Action Taken

Motion to Endorse ANR Plan:

Ms. Wynne moved that the Planning Board find the Approval Not Required Application for 326 Blue Hill Drive, dated January 30, 2023, to be complete, and that the Board vote to endorse the submitted plan as not requiring approval under the Subdivision Control Laws.

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

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

Applicant Matt Smith was present. The Planning Board reviewed a similar plan on February 7, 2023.

Ms. Loughnane went through the plan changes.

Mr. Smith provided some additional information on proposed "Parcel X". He stated that Parcel X is not an independent lot and is not buildable, so the plan is technically not a subdivision. He said that Parcel X would be given to the owners of 32 Farm Lane, and that he didn't need a property owner authorization.

Comments:

- Mr. Ahearn stated that there is not adequate frontage and the submission is incomplete.
- Mr. Smith said he does not believe that it is a subdivision and does not see any risk in endorsement.
- Mr. Ahearn: Could it be done with a simple deed?
- Mr. Smith said he is just doing what he was asked to do. He does not believe that it is a subdivision.
- Mr. Ahearn: This plan is considered incomplete, because of the stayed ANR plan that was previously submitted. Mr. Ahearn believes that it is stayed based on MA General Laws, Chapter 40A Section 6 which he read aloud.
- Mr. Ahearn: An application without adequate frontage, it is a bad precedent.

Action Taken

Motion to Reject Proposed ANR Plan:

Mr. Giordano moved that the Planning Board finds the Approval Not Required (ANR) Application for 78 Fox Hill Street, filed with the Planning Board on February 27, 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 Laws.

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 February 7, 2023, February 28, 2023 and March 1, 2023

Upon a motion made by Ms. Wynne and seconded by Mr. Giordano, the Planning Board voted in favor (5-0) via roll call vote to adopt the minutes from February 7, 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

Upon a motion made by Mr. Giordano and seconded by Ms. Rollings, the Planning Board voted in favor (3-0-2) via roll call vote to adopt the minutes from February 28, 2023 as presented.

Roll Call Vote:

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

Upon a motion made by Mr. Giordano and seconded by Ms. Wynne, the Planning Board voted in favor (3-0-2) via roll call vote to adopt the minutes from March 1, 2023 as presented.

Roll Call Vote:

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

Updates from Agency and Committee Representatives

None.

General Miscellaneous Updates and Administrative Item

None.

Adjournment

Upon a motion made by Ms. Wynne and seconded by Mr. Giordano, the Planning Board voted in favor (5-0) via roll call vote to adjourn at 11:10pm.

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: [2023/03/07 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>909 High Street</p> <p>High St 909 - Legal notice, Westwood Planning Board, 1/17/2023, 1 page. High St 909 - Colorized Site Plan revised thru 010923, Site Design Professionals, 1/9/2023, 1 page. High St 909 - Egress Letter 020723, RBL Architects, 11/3/2022, 1 page. High St 909 - Exterior Lighting Plans, Illuminate, 1/3/2023, 1 page. High St 909 - Hydrology Plans, Site Design Professionals, 12/20/2022, 2 pages. High St 909 - OBH A3 First and Second Floor Plans 010923, RBL Architects, 1/6/2023, 1 page. High St 909 - OBH A4 Basement Plan 010923, RBL Architects, 1/6/2023, 1 page. High St 909 - OBH A5 Proposed Elevations 010923, RBL Architects, 1/6/2023, 1 page. High St 909 - OBH Materials Board 01-09-23, RBL Architects, 1 page. High St 909 - Peer Review Report 2-16-23, BETA, 2/16/2023, 9 pages. High St 909 - Performance & Design Standards, 1/4/2023, 4 pages. High St 909 - Project Plan set revised thru 01-09-23, Site Design Professionals, 1/9/2023, 8 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. High St 909 - Vet Clinic Materials Board 01-15-23, RF&A Architect, 8/19/2022, page 1. High St 909 - Vet Clinic Site Plans 12-16-22, RF&A, 8/26/2022, 6 pages. High St 909 - Colorized Site Plan revised thru 03-02-23, Site Design Professionals, 3/2/2023, 1 page. High St 909 - Earth Material Volume Plan, Site Design Professionals, 1 page. High St 909 - GeoWeb Specs, 8 pages. High St 909 - Groundwater Impact Opinion Letter, Site Design Professionals, 3/2/2023, 1 page. High St 909 - Hazardous Materials List, 1 page. High St 909 - Hydrology Plans 03-02-23, Site Design Professionals, 3/2/2023, 2 pages. High St 909 - Proposed Vet Clinic Signage, 3/1/2023, 3 pages. High St 909 - Response to Peer Review, Site Design Professionals, 3/2/2023, 11 pages. High St 909 - Simplified Slope Protection, 4 pages. High St 909 - Stormwater Report 03-02-23, Site Design Professionals, 3/2/2023, 97 pages.</p>	PDF
<p>436 Washington Street</p> <p>Legal Notice, Westwood Planning Board, 1/17/2023, 1 page. Property Owner Authorization, Westwood Planning Board, 11/4/2022, 1 page. Stormwater Management Plan, River Hawk Environmental, 12/29/2022, 9 pages. Traffic Impact Study, Gillon Associates, 12/2022, 59 pages. Waiver Request, 1 page. Project Plans Revised - 2.9.2023, River Hawk Environmental, 2/9/2023, 40 pages. Project Narrative, 11 pages. Washington St 436 - Letter Regarding Parking, River Hawk Environmental, 11/8/2022, 2 pages. Peer Review FMUOD SP 436 Washington St 2023-0303, Professional Services Corporation, PC, 3/3/2023, 23 pages.</p>	PDF
<p>Public Hearing for Zoning Bylaw and General Bylaw Amendment Articles</p> <p>2023 Public Hearing Notice Long Version, Westwood Planning Board, 18 pages.</p>	PDF

2023 Planning Board Warrant Articles - revised 022823, Westwood Planning Board, 2/28/2023, 18 pages.	
20-79 Abbey Road 45 Clapboardtree Street As-Built Review 2-21-23, BETA, 2/21/2023, 9 pages. Clapboardtree Street 45 - Applicant's Response to Peer Review 03-06-23, 1 page. 45 Clapboardtree Street As-Built Review 3-7-23, BETA, 2/21/2023, 3 pages. Clapboardtree RESEED MARKUP, 1 page.	PDF
326 Blue Hill Drive ANR Plan, GLM Engineering, 1/30/2023, 1 page. Purchase & Sale Agreement, Wall Street Development, 1/27/2023, 1 page.	PDF
345 Nahatan Street 345 Nahatan St ANR Plan - final 03-03-23, Field Resources, Inc, 1/30/2023, 1 page.	PDF
78 Fox Hill Street 78 Fox Hill - Revised ANR Plan, Alfred M. Berry, P.L.S., 1/18/2023, 1 page.	PDF