

**Westwood Planning Board Minutes
Tuesday March 21, 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 21, 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. 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.

Public Hearing for Wireless Communication Overlay District (WCOD) Special Permit for Major Wireless Communication Facility - Verizon – 690 Canton Street

Action Taken

Motion for Continuation:

Mr. Ames moved that the Planning Board continue the public hearing for the Wireless Communication Overlay District (WCOD) Special Permit Application, filed by Cellco Partnership d/b/a Verizon Wireless, to Tuesday, April 11, 2023, at 7:00 pm in the Champagne Meeting Room located at 50 Carby Street, Westwood, MA, unless the Governor or State Legislature extend the suspension of certain provisions of the Open Meeting Law (MGL C. 30A, §18) allowing for remote meeting participation beyond the current expiration date of March 30, 2023, in which case this public hearing will instead be held remotely via Zoom and the Town website will be updated to include a updated meeting agenda and Zoom information will be provided on Town's calendar on the homepage at: <https://www.townhall.westwood.ma.us/>.

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

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 3/7/23)

Kristine Meaney, from Site Design Professionals was present with Gerald Dundon and Warren Freedenfeld. Her presentation explained the plan changes from the last meeting.

- She field-located the trees.
- Use of hazardous materials. MASS DEP has a list, this facility will run the same as very small quantity generators. She will get an updated letter. Mr. Dundon, MA is different, epinephrine in a saline form is not accurately hazardous.
- Dog relief area, Mr. Freedenfeld, architect, was present and spoke about the dog relief area. 90% of the dogs are in and out in 30 minutes, very few dogs will go out to eliminate and it will be minimal. If at all, it will be ½ cup.

Phil Paradis, BETA-Peer reviewer was present.

Mr. Paradis recommended making the turnout area as small as possible, Ms. Meaney will square it off.

Mr. Paradis requested a Hydrology Analysis and the designation of the soil type underneath the site. Ms. Meaney will discuss this offline with Mr. Paradis.

Board Comments:

- What kind of generator will be used? *Ms. Meaney: Natural gas.*
- Rusted out water tanks-note that there is at least one likely asbestos containing sewer line, and oil sheen on the water. *Ms. Meaney: Will have an LSP come and look at it. Oil sheen can be organic. They can take a water sample and have it analyzed.*
- A Board member asked about the trees being removed. *Ms. Meaney: 18-19 trees, will save as many as possible.*
- Snow storage? Is there specific distance in the bylaws? *Ms. Loughnane: The Conservation Commission will review. They generally require a snow storage area to be at least 35 feet outside of wetlands.*
- Eastern Rosebud don't do well in wetlands.
- Elimination Area. *Ms. Meaney will look into soil filtration.*
- Please add a Bike Rack to the plan.

Staff Comments:

Ms. Loughnane agreed with trying to save the Crabapple, but suggested placing them somewhere else on the site. She said they don't work as street trees; the branches are too low. Relocate them and use a suitable native species for the street trees.

Gerald Dundon: Is it important to transplant on the site? *Ms. Loughnane: Preferably onsite, or try to relocate somewhere else in town.*

Public Comments:

Fran Fusco, 20 Pine Lane, typed in chat. Since Kate brought up having bike racks, has the Planning Board mandated solar where it is a new construction? *Ms. Loughnane: It is not mandated; the applicant has volunteered solar.*

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, April 11, 2023, at 7:00 pm in the Champagne Meeting Room located at 50 Carby Street, Westwood, MA, unless the Governor or State Legislature extend the suspension of certain provisions of the Open Meeting Law (MGL C. 30A, §18) allowing for remote meeting participation beyond the current expiration date of March 30, 2023, in which case this public hearing will instead be held remotely via Zoom and the Town website will be updated to include a updated meeting agenda and Zoom information will be provided on Town's calendar on the homepage at: <https://www.townhall.westwood.ma.us/>.

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

Continuation of Public Hearing for Consideration of Flexible Multiple Use Overlay District (FMUOD) Special Permit for Mixed-use Redevelopment – 436 Washington Street (Continued from 3/7/23)

Peter Zahka, attorney for Stephen David, was present and discussed the changes to the application. The central issue was creating a turn-around area in the north parking lot. They moved the dumpster and added signage to restrict the parking spots for residents during overnight hours. A solar powered lantern was added near the bench in the grass area, and the applicant has agreed that the parking lots will be repaved. They also added notations to show where new bollards will be installed.

Bob Rego discussed the stormwater management components of the project. He said that the property currently has a catch basin on each side of the building without treatment. They are proposing to replace both existing catch

basins with new catch basins that have hydrodynamic separators. The stormwater from the roof will be directed to a drywell that will provide infiltration. Currently there is no infiltration.

Tom Houston, PSC, Peer Reviewer was present. He stated that very substantial progress has been made. He is pleased with the proposed parking lot reconfiguration and commitment to repaving both parking lots. Mr. Houston feels that the stormwater management system should comply with Westwood's Stormwater Management Regulations to protect Purgatory Brook. He said the applicant is on the right track.

Staff Comments:

Ms. Loughnane went through staff comments. The Building division had multiple comments and Ms. Loughnane stated that all comments have been addressed.

Board Comments:

- Date of the latest plan? *Ms. Loughnane: The latest plan set is dated 3/21, but this plan set has not yet been officially submitted for full review.*
- Consider solar panels. *Mr. David: The building will be solar-ready. He does not have his electrical plan yet and cannot design a solar system until he knows what the energy usage will be.*
- Parking contingency plan. *Mr. David: One will be drafted. Mr. Houston had some great suggestions.*
- Asked about the clarification of the reserved and residential parking. *Will be reserved for residents during overnight hours.*
- External building materials, have they been checked for PCB's? *Mr. David: There is no siding, it is painted concrete. The windows will be removed and evaluated by an environmental contractor.*
- Treatment of Phosphorus materials or bacteria that can come off the site through stormwater. *Mr. David: Looking into it.*
- Phosphorus issue, would it be acceptable for an O&M plan because the majority of the phosphorus will come from fertilizer? *Mr. Houston: Abating Phosphorus through the use of non-phosphorus fertilizers is a step in the right direction. The bylaw says you are supposed to recharge 8/10" of runoff from the impervious surfaces.*
- Parking spots: *Total of 18 spots. 5 reserved for residents. 9 spots will be reserved for the commercial space.*
- Mr. David thanked Mr. Pfaff for his suggestion to remove the appendage at the rear of the building.
- Mr. Rego was asked about the underground pipe, marked Mass Bay Transportation Authority, what is the volume and source? *Mr. Rego: Not sure about the volume, but it is a stream that flows into a culvert and runs underneath the site and then goes towards the Mass Bay easement under the train tracks and discharges about a half mile from the site. The water in this culvert is not part of stormwater runoff.*
- Mr. Rego: We will be improving phosphorus and bacteria loads.

Public Comments:

None.

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, April 11, 2023, at 7:00 pm in the Champagne Meeting Room located at 50 Carby Street, Westwood, MA , unless the Governor or State Legislature extend the suspension of certain provisions of the Open Meeting Law (MGL C. 30A, §18) allowing for remote meeting participation beyond the current expiration date of March 30, 2023, in which case this public hearing will instead be held remotely via Zoom and the Town website will be updated to include a updated meeting agenda and Zoom information 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

Public Hearing for Consideration of Environmental Impact & Design Review (EIDR) Approval of Outdoor Seating and Consideration of Special Permit for Reduction of Required Off-Street Parking – Bibi's Café - 1 Church Street

Fataneh Dowlatshahi, was present. She explained that, beginning in the spring of 2020, she utilized an employee parking spot as outdoor seating area. This was allowed under COVID provisions which will expire one April 1st unless renewed by the Governor or Legislature. Ms. Dowlatshahi would like to obtain permission to make this outdoor seating area permanent.

The Planning Board would need to reduce the parking requirement from 7 spaces to 6 spaces.

Ms. Loughnane spoke to the Building Commissioner and he has no concerns. She noted that the 7th parking space has been used as a seating area for the last 2-2/2 years without any issues to surrounding properties.

Board Comments:

Comfortable with keeping the outdoor seating.
No restrictions on Church Street parking.

Public Comments:

Rodney Grace, 46 Pond Street, typed in chat: Is the planning Board aware that Linguine's Cupcakes was operating out of 1 Church St. starting on June 14th, 2015? Where are the customers going to park? His truck was parked on Church Street. I disagree that there is not a parking issue. The building commissioner told me in front of the zoning board that he could not enforce parking because he could not tell whose car they were. *Ms. Loughnane: The on-street parking spots are for anyone who wishes to use them; they are not restricted. Ms. Dowlatshahi: In 2015, a baker rented her kitchen for 3 months, and had permission from the Town to bake in this space after hours. His business did not last, but was licensed and permitted. He sold his cupcakes in downtown Boston. There are 6 spots and one is reserved for handicapped parking. Ms. Loughnane: If Mr. Grace finds that cars associated with Bibi's Café are overwhelming residential streets, he can file a complaint with Building Commissioner Joe Doyle. Joe can then investigate, and if he finds that Bibi's Café is causing an undue parking problem, he can require them to make alternative arrangements to secure an easement for the use of parking spaces on nearby properties by Bibi's employees. If Mr. Grace believes that cars are illegally parked on Church Street or elsewhere, he can also report that to the Westwood Police, but parking in marked on-street parking spaces is not illegal. Ms. Loughnane said that she has been monitoring the parking for Bibi's Café and has not seen any occasions where all 6 parking spaces have been filled at the same time.*

Mr. Grace asked about the Zoning Board and Linguini's Cupcakes. *Ms. Loughnane said she was not aware of a Zoning Board approval and believes the commercial bakery was an allowed use. She said that the Health Division gave them a food permit to operate out of that space.*

Mr. Grace said that the Building Commissioner told him he could not enforce on-street parking requirements. *Ms. Loughnane: If Mr. Grace wants to see restrictions placed on the Church Street parking spaces, he needs to make that request to the Select Board in their role as Road Commissioners.*

Action Taken

Motion for Approval of Fee Waiver:

Ms. Wynne moved that the Planning Board grant a partial fee waiver for the Environmental Impact & Design Review (EIDR) and Special Permit Application for Bibi's Café, 1 Church Street, filed by Fataneh Dowlatshahi and recorded in the Office of the Town Clerk on March 6, 2023, to reduce the \$500 Application Fee to \$50.00 and require payment of the \$50.00 Application Fee on or before April 1, 2023.

Mr. Giordano seconded the motion.

Roll Call Vote:

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

Motion for Approval:

Ms. Wynne moved that the Planning Board grant Environmental Impact & Design Review (EIDR) Approval and a Section 6.1.9 Special Permit for reduction in the number of required parking spaces from seven spaces to six spaces, in order to permit continuation of outdoor seating at Bibi's, 1 Church Street, as described in the Application therefore

submitted to the Planning Board and filed in the Office of the Town Clerk on March 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, and with the conditions of all prior approvals, in all respects.
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 the 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.
4. If at any time in the future, the Building Commissioner finds that the ongoing business at 1 Church Street gives rise to a demand for more than six parking spaces, the outdoor tables shall be removed and a seventh parking space shall be re-established on the property.

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

Motion to Close Public Hearing:

Ms. Wynne moved that the Planning Board close the Environmental Impact & Design Review (EIDR) and Special Permit Approval public hearing for 1 Church 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 Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) Approval for 403 Gay Street Property Shown at Lot 14 on Assessor's Map 22

Jeff Murphy, of Beals and Thomas, was present to represent the applicant. He also submitted a land disturbance application to the Conservation Commission. Mr. Murphy highlighted the plan. He said the property is undeveloped and he is proposing a single-family house in the central portion of the lot. He discussed the stormwater management system and said he will import fill and gravel to raise the grade of the house and driveway. He said additional fill will be needed for the infiltration system and rain garden base.

Board Comments:

Is this project up for sale or for the owner? *Mr. Murphy is not entirely sure.*

Is the property also before the ZBA for an accessory apartment? *Yes. Will also go to the Conservation Commission tomorrow night.*

Action Taken:

Motion for Waivers:

Mr. Ames 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 the Proposed Site Alterations at 403 Gay Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on February 22, 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; and
3. Waiver of Presentation Model required pursuant to Section 7.3.7.7 of the Zoning Bylaw.

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 EMM-EIDR Approval:

Ms. Rollings moved that the Planning Board grant the requested Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) Approval for 403 Gay Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on February 22, 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 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.
4. 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.
5. All trucks carrying earth material to or from 403 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.
6. 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.
7. 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.

8. 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.
9. 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.
10. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times throughout the period of construction.
11. 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 403 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

Consideration of Request for One-Year Extension of Environmental Impact & Design Review (EIDR) Approval for 710-722 High Street-Global Montello Group-Mobil/On the Run (original approval granted 4/26/21)

Zach Poisson and Ryan Lawlor, Bohler, were present.

Ms. Loughnane stated that this application was shown on the posted Meeting Notice but was somehow left off of the agenda that was visible on the Calendar page of the Town's website. She asked if the Board wanted to hear from the applicant's this evening and then take an official vote at the April 11th meeting?

The Planning Board preferred to take the matter up fully at its next meeting. Ms. Loughnane said that she would list this as the first agenda item on the Planning Board's Tuesday April 11, 2023 meeting at 7pm.

Review of Draft Meeting Minutes from March 7, 2022

Moved to the next meeting, Tuesday April 11, 2023 at 7pm.

Updates from Agency and Committee Representatives

None

General Miscellaneous Updates and Administrative Items

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 9:50pm.

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: [2023/03/21 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>	<p>PDF</p>
<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, Tom Houston, PSC, 3/3/2023, 23 pages.</p>	<p>PDF</p>

Project Narrative, 11 pages.	
1 Church Street 1 Church St - Detailed Project Description, 1 page. Church St 1 - Previously Approved Site Plan - 2014, CCR Associates, 3/14/2014, 4 pages. 1 Church St - Sketch of outdoor seating, 1 page.	PDF
690 Canton Street Canton St 690 - Verizon - Legal Notice - 2023 - Stamped, Westwood Planning Board, 2/22/2023, 2 pages. 690 Canton St-Project Description, 13 pages. 690 Canton St-Project Plans, Dewberry Engineers, 1/5/2022, 7 pages. 690 Canton St-Photos, 12 pages. 690 Canton St- Engineers Letter, Dewberry Engineers, Inc, 5/24/2022, 8 pages. 690 Canton St-Radio Frequency Report, Verizon, 4/18/2022, 15 pages. 690 Canton St-FCC Licenses, FCC, 6/8/2017, 28 pages. 690 Canton St-First Amendment to Lease Agreement, 4 pages. 690 Canton St-Property Owner Authorization, Westwood Planning Board, 4/29/2022, 1 page.	PDF
403 Gay Street 403 Gay St - Legal Notice - Stamped, Westwood Planning Board, 2/22/2023, 2 pages. 403 Gay St - Revised Project Description and Calculations Summary, Beals & Thomas, 2/17/2023, 10 pages. 403 Gay St - Site Plan, Beals & Thomas, 2/15/2023, 10 pages. 403 Gay St - Stormwater Management Report, Beals & Thomas, 2/15/2023, 126 pages. 403 Gay St -Aerial Map, 1 page. 403 Gay St -Property Owner Authorization, Westwood Planning Board, 3/1/2023, 1 page. 403 Gay St - Waiver Request	PDF
Meeting Agenda & Meeting Procedures Official Meeting Procedures- Remote Public Participation Guide - Remote PB Agenda 2023-03-21	PDF