

**Westwood Planning Board Minutes
Tuesday April 11, 2023
7:00 pm
Via Zoom Remote Participation
Westwood, MA 02090**

Pursuant to Chapter 2 of the Acts of 2023, on March 29, 2023, Governor Maura Healey signed into law, an Act Extending pandemic related authorizations related to public meetings, allowing remote meeting options for public bodies through March 31, 2025. The April 11, 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 7:01pm. 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, Elijah Romulus, Town Planner, and Jessica Cole, who recorded the meeting minutes.

Ms. Loughnane took an item out of order.

General Miscellaneous Updates

Ms. Loughnane introduced the Town of Westwood's new Town Planner, Elijah Romulus.

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)

Applicant Ryan Lawlor and Zack Poisson of Bohler Engineer were present. Are looking for a 1-year extension due to materials and cost and waited for a more stable market which is now.

Board Comments:

Any conditions/waivers that might make us reconsider extending a year? Ms. Loughnane went through the Waivers and the 18 Conditions of Approval that were proposed in 2021.

Action Taken:

Motion for Extension:

Ms. Wynne moved that the Planning Board grant a one-year extension of the Environmental Impact & Design Review (EIDR) Approval which was granted to Global Montello Group for the redevelopment of the Mobil station and On the Run market at 710-722 High Street on April 26, 2021, so that the EIDR Approval remains valid through April 26, 2024.

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 Wireless Communication Overlay District (WCOD) Special Permit for Major Wireless Communication Facility - Verizon – 690 Canton Street (Continued from 3/21/23) or Consideration of Request for Modification of Environmental Impact & Design Review (EIDR) Approval for Wireless Communication Overlay District (WCOD) Special Permit for Major Wireless Communication Facility - Verizon – 690 Canton Street (original approval granted 9/20/22)

The applicant is requesting a further continuance on May 16, 2023.

Action Taken:

Motion for Continuation:

Ms. Wynne 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, May 16, 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. 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 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 3/21/23)

Applicant Kristine Meaney was present with Gerald Dundon and Michelle Grenier.

Ms. Meaney shared revised plans which included a bike rack, changed the street trees, moved the crab apple trees, and squared off the turnaround. Soil conditions underlying the site, and will need to be intercepted by a stone filled trench prior to running off into the wetlands. Stone tracking pad has been made larger. Enhanced filtering for the dog exercise and relief area. BETA is satisfied with the new drainage plan.

Phil Paradis, Town Peer Reviewer was present. Mr. Paradis stated that the applicant has been responsive and he is pleased with the project.

Ms. Grenier reviewed the entire drug list and most are used in doctor offices, humans and animals use the same drugs. It is a small generator, a fact sheet form DET, mass Dept of Health, veterinarians still must follow the last set by the state. Drugs, needles, waste, proper disposal according to regulations set by the State of MA.

Board Comments:

- Is the business a very small generator? *Ms. Grenier: Yes, it is a very small generator, as opposed to medical offices that are not.*
- This is a DEP and water overlay district, handling acutely toxic materials. How can you be a very small generator? *Ms. Grenier: Most Veterinarians are considered very small generators. Mr. Dundon: 100% right, very small generators can have no acute waste. Will not be using any acutely hazardous materials. All other chemicals will not be acutely hazardous. Will require a license from Mass DEP and there will be regulations followed.*
- Board members were happy with the new plans on drainage near the wetlands.
- Will Meet with the Conservation Commission tomorrow night.
- No contemplation of noise, Generator to be tested? *Mr. Paradis: His experience is that they are infrequent and tested weekly/monthly during the day. Can add as a condition.*
- Do you have an LSP onsite? *Ms. Meaney: Was it definitely oil? No one has looked at it. Mr. Paradis: It did not come up as a Reportable Release. Can have someone look at it. Can Karon Skinner Catrone look at it to figure out what it is? Recommend the condition of an LSP (licensed site professional) as part of this project.*
- Support adding it as a condition. Get some sampling done.
- The Building Commissioner or Fire Department can report an environmental issue.
- Ms. Loughnane will have Karon Skinner Catrone look at it with Todd Korchin and have them review the property.

Action Taken:

Motion for Waivers:

Mr. Ames moved that the Planning Board grant the following waiver in association with the application for Flexible Multiple Use Overlay District (FMUOD) Special Permit for the proposed Obed Baker House Mixed-use Redevelopment at 909 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:

1. Waiver from strict compliance with Section 7.3.7.2 of the Westwood Zoning Bylaw requiring the submission of a photometric plan.
2. Waiver from strict compliance with Section 7.3.7.3 of the Westwood Zoning Bylaw requiring the submission of a full Traffic Study to allow for acceptance of the submitted summary Traffic Analysis.

3. Waiver from strict compliance with Section 7.3.7.7 of the Westwood Zoning Bylaw requiring 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 FMUOD Special Permit:

Ms. Wynne moved that the Planning Board grant a Flexible Multiple Use Overlay District (FMUOD) Special Permit for the proposed Obed Baker House Mixed-use Redevelopment at 909 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 any other permit, license, or other approval from any board or commission, or any agency of the Town of Westwood, or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same and shall obtain all required approvals prior to the start of any work. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for an amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A §9 and all applicable Planning Board rules and regulations.
3. The Applicant shall file an application for Limited Environmental Impact and Design Review approval for the proposed Cemetery Barn on an adjacent Town owned parcel and shall obtain limited EIDR approval for that structure prior to the issuance of a building permit for the proposed Veterinary building.
4. The Applicant shall file an application for an Approval not Required plan to combine the two parcels into a single parcel of land.
5. Any proposed alterations, modifications, deletions or changes to the FMUOD Special Permit shall be requested in writing to the Town Planner and Building Commissioner prior to implementation. Proposed alterations which are considered de minimis by the Building Commissioner may be accepted as a note to the file. Proposed alterations which are considered minor by the Building Commissioner shall require the filing of an Application of Modification of FMUOD Special Permit for review by the Planning Board at a publicly posted Planning Board meeting. Proposed alterations which are determined to be major by the Building Commissioner or by the Planning Board, shall be considered by the Planning Board as a formal Amendment to the FMUOD Special Permit and will require a new public hearing before the Planning Board.
6. The Applicant shall submit a fully revised set of site plans and updated Operations & Maintenance Plan (O&M Plan) addressing all remaining comments in the Memorandum from Philip F. Paradis, Jr., PE, of BETA Group, Inc. to Town of Westwood Planning Board dated March 31, 2023. Said fully revised set of site plans shall be reviewed by the Town Planner and approved if consistent with all of the above.
7. The Applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) for review and approval by the Town Planner and Consulting Town Engineer prior to the issuance of a Building Permit for the Project.
8. The Applicant shall submit a Construction Sequencing Plan for review and approval by the Town Planner and Consulting Town Engineer prior to the issuance of a Building Permit for the Project.
9. All Project-related construction activities shall comply with the timeframes set forth in the Town's General Bylaws Chapter 292, for Noise and Construction, which allow such work Monday through Saturday between the hours of 7:00 a.m. and 7:00 p.m., and Sunday between the hours of 12:00 p.m. and 7:00 p.m.

10. All trucks carrying earth material to or from 909 High Street shall be required to access the Property directly over the site access drive via eastbound or westbound High Street; and no trucks associated with the Project shall be permitted to travel on any non-arterial road in Westwood.
11. 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 High Street, and any other roadways traveled in the transport of earth material to and from the site.
12. The existing pavement on High Street and on the site access drive shall be protected from damage from loading and unloading of material and/or equipment related to the proposed construction.
13. 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.
14. All chemicals used during construction shall be located in a designated containment area and shall be located on an impervious surface designed to prevent the discharge of contaminated run-off into the soil or groundwater.
15. The Applicant shall promptly repair any damage which the Applicant or its agents cause to sidewalks, street pavement, signs, or other fixtures or features within the public right-of-way, after first obtaining permission from the Town Department of Public Works or Massachusetts Department of Public Works. Such repairs shall be performed to Town of Westwood standards.
16. All landscaping approved herein shall be installed at the earliest possible date, but only during the spring growing season running from April 15 thru June 15 or during the fall growing season running from September 15 thru November 15. Any plantings that do not survive shall be replaced in-kind in perpetuity at the Property Owner's expense.
17. No certificate of Occupancy for the proposed Veterinary building shall be issued unless and until the new Cemetery Barn on the adjacent town-owned parcel has been fully constructed and a Certificate of Occupancy has been issued for the new Cemetery Barn.
18. All proposed dumpsters, compactors, trash and/or recycling containers, generators, gas tanks, electrical switchgear, electric transformers, and similar features shall be fully screened from view by gated solid enclosures constructed of wood, stone, brick or similar materials, and shall not include chain link fencing. Dumpsters, compactors, trash and/or recycling containers shall have an impermeable lid or cover integral to the dumpster, compactor or container itself, and shall be located on an impervious surface designed to prevent the discharge of contaminated run-off or leachate into the soil or groundwater. Gates shall be closed and fastened at all times other than active loading and/or unloading of trash and/or recycling materials.
19. No inorganic landscape chemicals, fertilizers or pesticides shall be used at the Property.
20. No diesel fuel shall be used or stored on the Property. All generators shall be operated with propane or natural gas and shall be tested on a regular basis between the hours of 12:00 noon and 3:00 pm on weekdays.
21. The Applicant shall obtain approval by the Town Planner for any signage not included in this Application and shall obtain all required Signage Permits from the Building Division prior to installation.
22. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
23. The Applicant shall submit As-Built plans at the conclusion of construction, which shall indicate the location of all water quality units, underground storage tanks, pipes and/or appurtenances which remain on the site, prior to the issuance of a Certificate of Occupancy for the Property. The As-Built plans shall be delivered in a format approved by the Information Systems Director for compatibility with the Town of Westwood GIS database.
24. This FMUOD Special Permit shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant thereof. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant. In the case of this Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial continued progress of the approved activity.

Mr. Giordano seconded the motion.

Discussion:

- Ms. Loughnane stated that the conditions as outlined cover any permit, license, or regulatory action required by the Town, State or Federal government. If there is a reportable event that needs to be addressed and cleaned up, it will be covered by the condition. If there is a point source on Town property the Town will have to address and correct it.

Public Comments:

None.

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 Hearing:

Ms. Wynne moved that the Planning Board close the public hearing for consideration of the proposed FMUOD Special Permit for 909 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

Continuation of Public Hearing for Consideration of Flexible Multiple Use Overlay District (FMUOD) Special Permit for Mixed-use Redevelopment – 436 Washington Street (Continued from 3/21/23)

Attorney Peter Zahka was present with Bob Rego and Stephen David and addressed the updates to the project at the request of the Planning Board.

Tom Houston, Town Peer Reviewer, was present. They have responded to all of the issues. Completely satisfied with the stormwater management. The Planning Board standards ask for 5" of asphalt pavement and the applicant has 3"? *Mr. Rego: The Planning Board's standard comes from its Subdivision Regulations. A depth of 5" is appropriate for new roads, but parking lots typically only require 3" of pavement.*

Board Comments:

Happy with the Parking management plan.

Public Comments:

None.

Action Taken:

Motion for Waivers:

Ms. Wynne moved that the Planning Board grant the following waiver in association with the application for Flexible Multiple Use Overlay District (FMUOD) Special Permit for the proposed Mixed-use Redevelopment at 436 Washington 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:

1. Waiver from strict compliance with Section 9.5.9 of the Westwood Zoning Bylaw to allow for a minimum project area of 0.32 acres where 1.0 acres is required.
2. Waiver from strict compliance with Sections 6.1.19.1 and 6.1.19.2 of the Westwood Zoning Bylaw to allow for landscaped areas of less than five (5) feet in depth adjacent to the building and around the perimeter of the parking lot.
3. Waiver from strict compliance with Sections 6.1.20.1 to allow vehicle parking within five (5) feet of a lot line.

4. Waiver from strict compliance with Section 7.3.7.2 of the Westwood Zoning Bylaw requiring the submission of a photometric plan.
5. Waiver from strict compliance with Section 7.3.7.3 of the Westwood Zoning Bylaw requiring the submission of a full Traffic Study to allow for acceptance of the submitted summary Traffic Analysis.
6. Waiver from strict compliance with Section 7.3.7.7 of the Westwood Zoning Bylaw requiring the submission of a presentation model.
7. Waiver from strict compliance with section 1.1.4 of the Planning Board's Automobile Parking Design Standards to allow a backup-area of 23.5' in the north parking lot where 24' is required.
8. Waiver from strict compliance with section 1.3.1 of the Planning Boards Automobile Parking Design Standards to allow a pavement depth of 3" where 5" is required.

Mr. Ames seconded the motion.

Discussion:

Why 3" as opposed to the 5" asphalt? *Mr. Rego: 3" is pretty standard, lots of cost and other compliance issues. What he has used in the past for commercial parking lots. Ms. Loughnane: 3" was used at University Station.*

Roll Call Vote:

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

Motion for FMUOD Special Permit:

Ms. Rollings moved that the Planning Board grant a Flexible Multiple Use Overlay District (FMUOD) Special Permit for the proposed Mixed-use Redevelopment at 436 Washington 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 any other permit, license, or other approval from any board or commission, or any agency of the Town of Westwood, or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same and shall obtain all required approvals prior to the start of any work. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for an amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A §9 and all applicable Planning Board rules and regulations.
- 3.Any proposed alterations, modifications, deletions or changes to the FMUOD Special Permit shall be requested in writing to the Town Planner and Building Commissioner prior to implementation. Proposed alterations which are considered de minimis by the Building Commissioner may be accepted as a note to the file. Proposed alterations which are considered minor by the Building Commissioner shall require the filing of an Application of Modification of FMUOD Special Permit for review by the Planning Board at a publicly posted Planning Board meeting. Proposed alterations which are determined to be major by the Building Commissioner or by the Planning Board, shall be considered by the Planning Board as a formal Amendment to the FMUOD Special Permit and will require a new public hearing before the Planning Board.
4. The Applicant shall submit a fully revised set of site plans and updated Operations & Maintenance Plan (O&M Plan) addressing all remaining comments in the Memorandum from Thomas C. Houston, PE, AICP of Professional Services Corporation, PC, to the Westwood Planning Board dated April 7, 2023. Said fully revised set of site plans shall be reviewed by the Town Planner and approved if consistent with all of the above.
- 5.The Applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) for review and approval by the Town Planner and Consulting Town Engineer prior to the issuance of a Building Permit for the Project.

6. The applicant shall ensure that all walls, windows and doors are properly insulated to lessen the potential for residents of the proposed dwelling units to be disturbed by noise related to adjacent land uses, including the nearby rail line.
7. All Project-related construction activities shall comply with the timeframes set forth in the Town's General Bylaws Chapter 292, for Noise and Construction, which allow such work Monday through Saturday between the hours of 7:00 a.m. and 7:00 p.m., and Sunday between the hours of 12:00 p.m. and 7:00 p.m.
8. All trucks carrying earth material to or from 436 Washington Street shall be required to access the Property directly over the site access drive via eastbound or westbound Washington Street; and no trucks associated with the Project shall be permitted to travel on any non-arterial road in Westwood. Said trucks shall be prohibited from entering or exiting the Property between the hours of 7:00 am and 9:00 am, and between the hours of 4:00 pm and 6:00 pm Mondays thru Fridays.
9. Any trucks delivering or removing materials shall be covered as to prevent said material from spilling onto the public roadway and any spilled material shall be cleaned from Washington Street and any other roadways traveled in the transport of earth material to and from the site.
10. The existing pavement on Washington Street shall be protected from damage from loading and unloading of material and/or equipment related to the proposed construction.
11. There shall be no substandard or hazardous fill material used with this Project. Prior to the import of any earth material, the Applicant shall submit certification to the Town Planner and Building Commissioner from the company providing said material, stating that the material does not contain any hazardous material.
12. All chemicals used during construction shall be located in a designated containment area and shall be located on an impervious surface designed to prevent the discharge of contaminated run-off into the soil or groundwater.
13. The Applicant shall promptly repair any damage which the Applicant or its agents cause to sidewalks, street pavement, signs, or other fixtures or features within the public right-of-way, after first obtaining permission from the Town Department of Public Works or Massachusetts Department of Public Works. Such repairs shall be performed to Town of Westwood standards.
14. All landscaping approved herein shall be installed at the earliest possible date, but only during the spring growing season running from April 15 thru June 15 or during the fall growing season running from September 15 thru November 15. Any plantings that do not survive shall be replaced in-kind in perpetuity at the Property Owner's expense.
15. All proposed dumpsters, compactors, trash and/or recycling containers, generators, gas tanks, electrical switchgear, electric transformers, and similar features shall be fully screened from view by gated solid enclosures constructed of wood, stone, brick or similar materials, and shall not include chain link fencing. Dumpsters, compactors, trash and/or recycling containers shall have an impermeable lid or cover integral to the dumpster, compactor or container itself, and shall be located on an impervious surface designed to prevent the discharge of contaminated run-off or leachate into the soil or groundwater. Gates shall be closed and fastened at all times other than active loading and/or unloading of trash and/or recycling materials.
16. The Applicant shall obtain approval by the Town Planner for any signage not included in this Application and shall obtain all required Signage Permits from the Building Division prior to installation.
17. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
18. The Applicant shall submit As-Built plans at the conclusion of construction, which shall indicate the location of all water quality units, underground storage tanks, pipes and/or appurtenances which remain on the site, prior to the issuance of a Certificate of Occupancy for the Property. The As-Built plans shall be delivered in a format approved by the Information Systems Director for compatibility with the Town of Westwood GIS database.
19. This FMUOD Special Permit shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant thereof. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant. In the case of this Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial continued progress of the approved activity.

20.The Applicant shall participate in the submission of a Local Action Unit (LAU) Application for five (5) affordable dwelling units eligible for listing on the Subsidized Housing Inventory (SHI) to the Department of Housing & Community Development (DHCD) prior to the start of construction, and shall restrict five (5) one-bedroom apartments as perpetually affordable dwelling units through the recording of a Regulatory Agreement at the Norfolk County Registry of Deeds, in a form approved by the Town and DHCD. No Certificate of Occupancy shall be issued for any residential unit at the Property until the Regulatory Agreement has been recorded at the Registry of Deeds and a receipt showing the book and page of recording has been submitted to the Town Planner.

21.Parking shall be managed in full accordance with the Parking Management Plan dated April 10, 2023.If, in the future, the Building Commissioner determines that parking is insufficient for the property, and cars associated with the property are parking on residential streets or on nearby properties without the authorization of those property owners, the Parking Management Plan shall be amended to address the concerns and the amended plan shall be submitted to the Town Planner for review and approval in consultation with the Building Commissioner.

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 Hearing:

Ms. Wynne moved that the Planning Board close the public hearing for consideration of the proposed FMUOD Special Permit for 436 Washington 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 Zoning Bylaw and General Bylaw Amendment Articles (Continued from 3/28/23 joint Planning Board/Finance & Warrant Commission hearing), including:

- Potential Amendments to Zoning Bylaw related to Earth Material Movement (EMM)
- Potential Amendments to Zoning Bylaw related to Sustainability
- Potential Amendments to Zoning Bylaw related to Dumpsters
- Potential Housekeeping Amendments to Zoning Bylaw
- Potential Amendments to General Bylaws related to Dumpsters

The Finance & Warrant Commission voted to recommend Indefinite Postponement of the Planning Board's proposed Zoning Amendment Warrant Article 17.

Board/Staff Comments:

- Ms. Rollings would like to speak at Town Meeting to overturn the Finance & Warrant Commission motion of Indefinite Postponement.
- Indefinite Postponement will be called first.
- Have something ready to read at Town Meeting.
- Recommend Town Meeting approval.
- Can always offer a Proposed Floor Amendment.

Public comments:

Ms. Fusco, 20 Pine Lane, typed in chat, 100% agree with the sustainability article.

Action Taken:

Motion Recommending Town Meeting Approval:

Mr. Ames moved that the Planning Board recommend Town Meeting Approval of five Planning Board-sponsored warrant Articles as follows:

- Article 16 - Proposed Amendments to Zoning Bylaw related to Earth Material Movement (EMM)
- Article 17 - Proposed Amendments to Zoning Bylaw related to Sustainability
- Article 18 - Proposed Amendments to Zoning Bylaw related to Dumpsters
- Article 19 - Proposed Amendments to General Bylaws related to Dumpsters
- Article 20 - Proposed Housekeeping Amendments to Zoning Bylaw

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 to Close Public Hearing:

Ms. Rollings moved that the Planning Board close the public hearing for consideration of proposed Zoning Bylaw Amendment and General Bylaw Amendment Warrant Articles.

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 258 Grove Street

David Krumsiek was present to discuss the ANR plan. The applicant wants to turn 1 parcel into 2 parcels.

Ms. Loughnane said the plan meets all the requirements.

Board Comments:

- If this lot is purchased and wants to build on it, it would need to go to the Conservation Commission.

Action Taken:

Motion to Endorse ANR Plan:

Ms. Wynne moved that the Planning Board find the Approval Not Required Application for 258 Grove Street, dated March 28, 2023, to be complete, and that the Board vote to endorse the submitted plan as not requiring approval under the Subdivision Control Laws.

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 490 Gay Street

Lou Petrozzi, was present to revise an ANR plan that was previously approved by the Planning Board, but it was appealed.

The plan will include 2 buildable lots and 1 not buildable lot.

Action Taken:

Motion to Endorse ANR Plan:

Mr. Ames moved that the Planning Board find the Approval Not Required Application for 490 Gay Street, dated March 30, 2023 and revised through April 6, 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.

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 290 Summer Street

Ms. Loughnane stated that the applicant currently has 3 lots and wants to turn them into 2 lots. Both are proposed as buildable lots.

Action Taken:

Motion to Endorse ANR Plan:

Ms. Wynne moved that the Planning Board find the Approval Not Required Application for 290 Summer Street, dated October 12, 2022 and revised through April 10, 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 394-396 Providence Highway

Nikolas Arnold and John Russell were present to address any and all questions.

Ms. Loughnane stated that the plan is fully compliant. The plan will combine 2 parcels into a single parcel, which was a condition of the Planning Board's EIDR approval.

Action Taken:

Motion to Endorse ANR Plan:

Ms. Wynne moved that the Planning Board find the Approval Not Required Application for 394-396 Providence Highway, dated April 7, 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

Review of Draft Meeting Minutes from March 7, 2023, March 21, 2023 and March 28, 2023

This item will be added to the May 16, 2023 agenda.

Updates from Agency and Committee Representatives

None.

General Miscellaneous Updates and Administrative Items

Consider some scheduling issues.

Norwood Planning Board at 427 Providence Highway at Mercedes Benz. Norwood Planning Board is invited on Monday May 22, 2023 @ 7pm in-person @ the Norwood Senior Center.

The Planning Board discussed a meeting schedule for the rest of the year.

Adjournment

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 adjourn at 9:43pm.

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:[2023/04/11 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>710-722 High Street Proposed Plans, Bohler, 4/29/2021, 19 pages. Approved EIDR 2021, Westwood Planning Board, 4/26/2021, 7 pages. Drainage Report, Bohler, 3/12/2021, 115 pages.</p>	PDF
<p>690 Canton Street - Continued to May 16, 2023 Canton St 690 - Verizon - Legal Notice - 2023 - Stamped 690 Canton St-Project Description 690 Canton St-Project Plans 690 Canton St-Photos 690 Canton St-Radio Frequency Report 690 Canton St- Engineers Letter 690 Canton St-FCC Licenses Request for Continuance 690 Canton St-Property Owner Authorization 690 Canton St-First Amendment To Lease Agreement Request for Continuance</p>	PDF
<p>909 High Street High St 909 - Legal notice, Westwood Planning Board, 1/17/2023, 1 page. High St 909 - Hydrology Plans, Site Design Professionals, 12/20/2022, 2 pages. 909 High St EIDR Peer Review 3-31-23, BETA, 3/31/2023, 12 pages. 909 HIGH STREET COLOR PLAN 04-04-2023, Site Design Professionals, LLC, 4/4/2023, 1 page. 909 High Street Reduced Plan with color changes 04-04-2023, Site Design Professionals, LLC, 4/4/2023, 9 pages. 909 HIGH STREET SITE PLAN SHEET-1 04-04-2023, Site Design Professionals, LLC, 4/4/2023, 1 page. 909 HIGH STREET SITE PLAN SHEET-2 04-04-2023, Site Design Professionals, LLC, 4/4/2023, 1 page. 909 HIGH STREET SITE PLAN SHEET-4 04-04-2023, Site Design Professionals, LLC, 4/4/2023, 1 page. 909 HIGH STREET SITE PLAN SHEET-3 04-04-2023, Site Design Professionals, LLC, 4/4/2023, 1 page. 909 HIGH STREET SITE PLAN SHEET-5 04-04-2023, Site Design Professionals, LLC, 4/4/2023, 1 page. 909 HIGH STREET SITE PLAN SHEET-6 04-04-2023, Site Design Professionals, LLC, 4/4/2023, 1 page. 909 HIGH STREET SITE PLAN SHEET-7 04-04-2023, Site Design Professionals, LLC, 4/4/2023, 1 page. 909 HIGH STREET SITE PLAN SHEET-8 04-04-2023, Site Design Professionals, LLC, 4/4/2023, 1 page. 909 HIGH STREET SITE PLAN SHEET-9 04-04-2023, Site Design Professionals, LLC, 4/4/2023, 1 page. 909 High Street Stormwater Report 04-04-2023, Site Design Professionals, LLC, 4/4/2023, 102 pages. MA DEP Environmental Compliance Fact Sheet for Veterinary Facilities, Massachusetts Department of Environmental Protection, 4 pages. Letter from Michelle Grenier regarding hazardous material.</p>	PDF
<p>436 Washington Street Legal Notice, Westwood Planning Board, 1/17/2023, 1 page. 2023.03.31 Stormwater Report-436 Washington Street, River Hawk Environmental, 3/31/2023, 144 pages. 2023.03.31 436 Washington Street Site Plan Review, River Hawk Environmental, 3/31/2023, 8 pages. Parking Management Plan, S. David, 4/10/2023, 4 pages.</p>	PDF
<p>Zoning Amendments PB Zoning Amendment Summary - 03-28-23, FinCom Presentation, 3/28/2023. 2023 Planning Board Warrant Articles - final 03-07-23, Westwood Planning Board, 3&2023, 18 pages.</p>	PDF
<p>258 Grove Street</p>	PDF

Plan - ANR Proposed - 3-28-23, Norwood Engineering, 3/28/2023, 1 page.	
490 Gay Street 490 Gay Street - ANR Plan - April 6, GLM Engineering, Inc., 3/30/2023, 1 page.	PDF
290 Summer Street Updated ANR Plan - revised thru April 10, 2023, A. Dellorco, 1/24/2023, 1 page.	PDF
394-396 Providence Highway	PDF