

Westwood Planning Board Minutes
Tuesday September 20, 2022
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 September 20, 2022 Planning Board meeting was conducted via remote participation by the Board.

Call to Order:

The meeting was called to order by Chairman Pfaff at approximately 7:00pm. The remote meeting was video recorded by Westwood Media Center and was available on Comcast channel 12, Verizon channel 42 and on Westwood Media's YouTube channel https://www.youtube.com/results?search_query=westwood+media+center. Chairman Pfaff explained the meeting procedures, and how the Planning Board process works.

Present via Remote Participation:

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

Chairman Stephen David opened The Conservation Commission meeting.

Consideration of Proposed Minor Modifications to Environmental Impact & Design Review (EIDR) Approval for Hanlon-Deerfield Elementary School Project affecting Landscape and Utilities Plans – 790 Gay Street.

Rob Fitzgerald from Dore & Whittier was present to discuss the clearing of trees and the fire access trail. It was designated to be 10 feet with an extra 4 feet on each side for the fire apparatus to get through. The site subcontractor for the tree clearing went beyond the boundaries. Immediately walked the site with the contractor and created a plan with the landscape architect. The Landscape Architect put together a plan, 260" of thickness of trees, with smaller and larger trees with Oak and Pine to replicate the forest. 150 blueberry bushes.

Planning Board Comments:

Red Oaks #7. *Jeff Toma: #7 is a 1" caliper tree.*

Under a 1" caliper tree, not sure it will survive. *Mr. Toma: Deer are an issue, recommend larger caliper 2", but there would be fewer.*

Who caught the oversight? *Mr. Fitzgerald: Walking onsite and it was noticed that the path was wider, Brait and Dore & Whittier.*

Comments regarding the rotted trees, may be overstepping, it may be a little out of bounds. There is a cost to remove the trees, there was no discount for the trees. *Mr. Fitzgerald: Catastrophic, a lot happened, miscommunication, should not be a reflection on the overall project. Have expressed remorse. Assure many eyes are on this project. Arborists take care of unsafe conditions.*

Make sure we are preventing. Needs to be clarification if more trees are being cut. *TJ Dahill: This particular operation, massive, could not see the over clearing, there was a lapse of communication.*

The green section is that the only area where plantings will be done? *Mr. Fitzgerald: No, it just represents that one small area and it will extend the entire stretch.*

Stumps still there, will they be ground, what is happening with them? *Mr. Toma: Propose to leave them in place so not to disturb the organic environment and plant trees around them.*

Were any trees deemed invasive? *Mr. Toma: They were not inventoried, not typically done.*

Do we have a replacement plan in case they die? *Mr. Fitzgerald: There is a warranty built in, 1 year maintenance, they would be replaced. Ms. Loughnane: We look after a year, but 5-10 years down the line they would be replaced.*

Conservation Committee Comments:

Mr. David stated he did a site walk with TJ, Mr. Toma, Nicholas Brait and the Conservation Committee. They were remorseful and the Builder would adopt the plan. Discussion about how many trees that felled. Is the actual plan representative of what was removed? Had BETA go out and look at the area. The plan is a good solution, but will be addressed at the next meeting by the Conservation Commission.

When will it happen? *Mr. David: Concerned about the time of year, and stock, slow the process down.*

The count proposed by BETA; count the trees rotted and removed for safety reasons.

Main concern, have BETA do an independent survey of what was removed. Want to replace inch for inch of trees removed inadvertently.

John Cummings: PBC Chair, Question on the number of the trees. They took down 24 trees and removed stumps. What was the original plan for the lumber, were they sold or turned into wood chips? *TJ Dahill: the majority of the trees were used to chip and lined the road. Rob: The plantings are substantially more than the lumber. TJ: Is a significant cost \$100,000.*

Phil Paradis from BETA was present. They have not been reviewed.

Public Comments:

Peter Schulerand typed in chat: I support this mitigation plan,

Fran Fusco, 20 Pine Lane typed in chat: Weren't the trees marked that were to be taken down? I understand there was always to be consistent supervision over this project. I don't feel planting a few replacement saplings for larger trees that were taken down is enough mitigation. It would take many years to get the growth to where it was before the destruction. The town has paid the contractor for tree removal. Shouldn't we be reimbursed for the entire tree removal? *Mr. David: This is a replacement plan, need to reach out to Town Counsel, Any caliper tree over 4" will be counted. Jeff's plan is over and above and we want to be accurate and this will compensate the Town.*

Ms. Wallace, 283 Farm Lane typed in chat: I like the follow up by the Conservation Commission to clarify the number of trees. I am hearing that saplings may have been cut but not considered to be significant or included in the count. Yet we are being asked to accept one inch trees that I would consider to be saplings. I request as mentioned by a Planning Board member that trees be a 2 inch minimum or more. *Mr. Toma: Smaller caliper trees have a better chance of growing and thriving.*

Nancy Hyde: The Permanent Building Committee deals with the contract, the PBC will deal with the terms of the contract, so the Conservation Commission may not have to deal with it.

Mr.J. Previtera was present: Steps can be taken to prevent further damage.

Board Comments:

Mitigation trees, a year later, should the trees be eaten, will they be replaced? *Mr. Toma: We need to come up with an agreement.*

Smaller trees are cheaper than larger trees. *Mr. Toma: Does a lot of tree mitigation in MA, inch for inch replacement, it is standard practice.*

Drainage Changes.

Steven Ventresca from Nitsch Engineering was present to discuss the updated storm water plan. Meets storm water requirements and has been viewed by BETA.

BETA comments, Phil Paradis was present, thinks it is an improvement and it is easier for Westwood DPW to maintain. He wants edits and it should be added to the O&M plan.

DPW comment recommends approval.

Planning Board Comments:

Where will the main water line go, will trees be removed? *Mr. Ventresca: Revised the water line to go around to avoid the trees.*

Bottom of the map, a wetlands boundary. *Mr. Ventresca: We are outside that buffer. Do we need to review it? Mr. Ventresca: He does not think so.*

Conservation Commission Comments:

In support.

Confirm the slope? *Mr. Ventresca: It's a 3 to 1 slope, or less.*

Public Comments:

Mr. J. Previtera: Rain Gardens are a terrific idea.

Action Taken:

Ms. Wynne adopted the motion, to move that the Planning Board find the proposed utility plan modifications to the Environmental Impact & Design Review Approval for the Hanlon-Deerfield Elementary School Project to be Minor in nature.

Ms. Rollings, second the motion.

Roll Call Vote:

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

Ms. Wynne move that the Planning Board grant the proposed utility plan modifications to the Limited Environmental Impact & Design Review (EIDR) Approval for the Hanlon-Deerfield Elementary School Project as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on September 15, 2022, 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, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. The Applicant shall submit a final revised plan set, including civil site plans and architectural design plans, revised to incorporate all approved modifications, in PDF format. Said plan set shall be submitted to the Town Planner for the Planning Board's file.
3. The Applicant shall revise the Operations & Maintenance (O&M) Plan to reflect the proposed utility plan changes and shall submit the revised O&M Plan for review and approval by the Town Planner.
4. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any board or commission, including the Westwood Conservation Commission, Westwood Zoning Board of Appeals, Westwood Select Board, 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. 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.
5. A revised landscape restoration plan shall be submitted for further review and approval by the Planning Board at a future meeting.
6. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

Mr. Ames, second the 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 made a motion/second to continue their next meeting to October 12, 2022 at 7pm.

Continuation of Public Hearing for Environmental Impact & Design Review (EIDR) of Proposed Gas Station/Convenience Store Redevelopment – 394 & 396 Providence Highway (continued from 9/6/22)

Mr. Pfaff reopened the application and so did Mr. David Chair of the Conservation Commission.

Mr. Michael Brown was present to discuss the items that they have followed up with BETA. He gave a recap to both Boards. He discussed the special permits and waivers that they are looking for, and feels they have resolved the issues.

BETA was present to discuss, did not finish the Earth Material Movement and the traffic review comments. A few recommended conditions and need an O&M plan.

The Town did receive a EMM plan and will have a meeting in October.

Planning Board Comments:

Landscaping plan: What can be done? *Mr. Brown: Planters out in front of the store or a trellis installed along the wall of the convenience store, not feasible for this gas station. They need all the space for sidewalks and have used in the past but they end up being used as a garbage can. The trellis would abstract the window and is a security issue.*

Is there room for plantings by the road? No landscaping? *The site is surrounded by green space, it is a tight space. Landscaping will be around the building and the dumpster will be screened.*

Traffic impact.

Shaun Kelly was present. Went through the BETA comments. Impacts will be minimal, it is all pass-by traffic.

Site distance analysis: The average speed is 46 mph, no issue with the site distance.

Drive-thru: Busiest time-3 vehicles-6 vehicles in the queue.

What was happening on Walper Street and how it will impact Providence Hwy? *20-60 cars an hour. No queuing on Walper Street. Most will come in from Providence Hwy.*

Tyler deRuiter from BETA was present. Did look at the applicant responses and found most of the comments satisfying.

Passing lane around the queue line, are you okay with it? *They are both 10 foot lanes. What is the width around the corners, a 35 foot radius. It should be appropriate, defer to the Fire Chief.*

For passenger vehicles only? *Deliveries in the back during off hours.*

Hours: *6am-10pm.*

The Conservation Commission had no comments.

Landscaping: Unable to do it. Could you do something in lieu of it? Tree fund? Solar? *Mr. Brown: It is as designed as it can be.*

BETA's comments on U3 and SW19, the identification of the UST components. Any thoughts? *Mr. Burnett: They have an inhouse Environmental Engineer that will be on site for any soil remediation. The existing UST's are going to remain in place and will be re-piping the new canopy.*

How about the other UST's that are on the site? *Mr. Burnett: They were removed. Licensed Environmental Engineers will be on site.*

SW19 BETA comment, requiring institute saturated hydraulic conductivity testing. *Mr. Burnett: Have run that testing, and the info was submitted to BETA with revised comments.* Mr. Paradis will check on it.

There are solar panels for gas stations.

Public Comments:

Mr. J. Previtera typed in chat: These folks came before the Conservation Commission when they did a redo years ago and we were all impressed with their Environmental Protection systems. Very impressive from the Conservation Commission perspective given the proximity to the wetlands.

Final Comments:

Mr. Brown asked if there were any outstanding concerns?

Sweetener of solar panels. *Mr. Brown: Will ask, but it is highly unlikely.*

Disappointed in the landscaping, but see all of the points.

Traffic the presentation was very well done with queuing and traffic counts.

The waivers will be at the next hearing.

Any offsite mitigation with regard to the Landscape waiver? *When you grant a waiver you can have them add to a tree fund.*

Mr. Brown is very anxious to get this project started. *Ms. Loughnane: Can go forward without the Planning Board decisions.*

Action Taken:

Ms. Wynne moved that the Planning Board continue the public hearing for the Environmental Impact & Design Review (EIDR) Application for 394-396 Providence Highway to Tuesday, October 25, 2022, at 7:00 pm via Zoom, where a Zoom link and associated call in numbers will be provided on Town's calendar on the homepage at:

<https://www.townhall.westwood.ma.us/>.

Mr. Giordano, seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes

Kathleen Wynne-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes
Christopher A. Pfaff-Yes

The Conservation Commission:

Action Taken:

The Conservation Commission voted for an approval. Mr. David/Mr. Sullivan (motion/second) via roll call vote (4-0).
Mr. David/Mr. Sullivan (motion/second) to adjourn the meeting via roll call vote (5-0).

Public Hearing for Environmental Impact & Design Review (EIDR) of Proposed Dumpster Enclosure for Dal Tile – 345 University Avenue (Continued from 9/6/2022)

Lisa Lowrie was present to discuss a dumpster enclosure. She gave a short presentation of current conditions and gave dimensions with a site plan.

Board Comments:

Same location? *Yes, it will just be enclosed and will meet all of the criteria.*

How many spots are affected when it is being removed? *One spot and it is a 10 minute process.*

When is it removed? *Marc Morisseau: It is a will call basis for the removal of the dumpster.*

When is the “will call” time? *The trucking company comes when available.*

Far more parking than needed for this business.

Could the dumpster be taken care of during non-business hours.

There are \$3000 in fines from the tenant. Ms. Loughnane: When the violation has been cured.

It is an uncovered dumpster, stormwater regulations state that it should be closed. *Ms. Loughnane: It is in the Water Resource Protection District. BOH requires 9.7.5.2.7c-commercial dumpsters. A cover would be necessary. The Building Commissioner did not note it in his comments.*

Is it possible to move the parking spots with respect to the dumpster? Can the lines be repainted? *Ms. Lowrie will look into it.*

Does the bylaw define what a cover is? *Impermeable lid or cover.*

Ms.Loughnane: Not in Zone 1 area. So a cover is not required, but it is a good idea.

Action Taken:

Ms. Wynne moved that the Planning Board grant the following waivers in association with the application for Environmental Impact & Design Review (EIDR) Approval for the proposed Dumpster Enclosure for DalTile at 345 University Avenue, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on July 15, 2022:

1. Waiver of landscape plan required pursuant to Section 7.3.7.1.1 of the Zoning Bylaw;
2. Waiver of stormwater plans and report required pursuant to Section 7.3.7.1.6 of the Zoning Bylaw;
3. Waiver of exterior lighting plan required pursuant to Section 7.3.7.2 of the Zoning Bylaw;
4. Waiver of traffic study required pursuant to Section 7.3.7.3 of the Zoning Bylaw; and
5. Waiver of presentation model required pursuant to Section 7.3.7.7of the Zoning Bylaw.

Ms. Rollings second the motion.

Discussion:

Mr. Ames wants a dumpster cover.

Roll Call Vote:

Ellen Larkin Rollings-Yes

Kathleen Wynne-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Christopher A. Pfaff-Yes

Discussion:

It is not required on the site, but it can be added to the conditions. It is in the Water Resource Protection District. BOH requirement

Mr.Ahearn: Do the fines need to be paid?

Ms.Loughnane went through the motions.

Are dumpsters with lids available? *Mr. Morisseau was not sure.*

The cover needs to be covered during non-business hours.

Mr. Morisseau will comply.

Action Taken:

Mr. Giordano moved that the Planning Board grant Environmental Impact & Design Review (EIDR) Approval for the proposed Dumpster Enclosure for DalTile at 345 University Avenue, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on July 15, 2022, 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, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. The dumpster shall have an impermeable lid or cover integral to the dumpster.
3. Prior to the issuance of a Building Permit for the proposed work, the Applicant shall pay in full all fines and fees incurred for violations of the Zoning Bylaw, including applicable postage costs.
4. Trash removal shall be scheduled outside of Dal-Tile's normal business hours and in full accordance with applicable local bylaws.
5. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any board or commission, including the Westwood Conservation Commission, Westwood Zoning Board of Appeals, Westwood Select Board, 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. 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.
6. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

Ms. Wynne second the motion.

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 Ms. Rollings and seconded by Ms. Wynne, the Planning Board voted in favor (5-0) via roll call vote to Close the Public Hearing for Environmental Impact & Design Review (EIDR) of Proposed Dumpster Enclosure for Dal Tile – 345 University Avenue.

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 Wireless Communication Overlay District Environmental Impact & Design Review (WCOD-EIDR) of Proposed Verizon Alterations to a Pre-existing Nonconforming Wireless Facility at 690 Canton Street(Continuation from 9/6/2022)

Attorney Michael Fenton Counsel to Verizon Wireless, rooftop at 690 Canton Street. Remove and replace with similar size, there are 12 antennas and are proposing to remove and replace with antenna infrastructure in a similar size and location. Will swap out and will then have 9 antennas. He will request waivers from the EIDR process. Mr. Fenton continued his presentation with photos of existing views and proposed views.

Staff Comments:

It can be approved as an Administrative EIDR if the antennas are reduced to 10 feet high or lower. This was discussed in 2013. The concern is the height and structures which are pre-existing non-conforming to the bylaw that is in place now.

All of the approvals say they cannot exceed 10 feet.

Mr. Fenton: Verizon's Antennas have been on this site for decades.

Westwood Zoning bylaw, Minor Wireless Communication Facilities are not more than 10 feet above the existing facility.

The Building Commissioner is requiring they go to the Zoning Board of Appeals.

Ms. Loughnane: There were emails on July 1, 2022, to Ellen Fryman and on July 5, 2022.

Mr. Fenton was surprised with the information from the Town, but he will need to follow up with his client.

Ms. Loughnane clarified the information to Mr. Fenton.

The Planning Board can grant the EIDR approval. The whole process could be quicker if the antenna was 10 feet or less or if you applied for and obtained approval for a special permit for a Major Wireless Communications Facility.

Board Comments:

Compliance assessment: Survey from 2014, how accurate is that assessment with the equipment that is poorly maintained. Radio Frequency exposure post installation FCC assessment. Have not been out since 2015 to evaluate the site and how it is maintained? *The applicant could not answer the question.*

Action Taken:

Ms. Wynne moved that the Planning Board grant the following waivers in association with the application for Wireless Communication Overlay District Environmental Impact & Design Review (WCOD-EIDR) Approval for the proposed Alterations to the Pre-existing Nonconforming Verizon Wireless Facility at 690 Canton Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on July 15, 2022:

1. Waiver of landscape plan required pursuant to Section 7.3.7.1.1 of the Zoning Bylaw;
2. Waiver of stormwater plans and report required pursuant to Section 7.3.7.1.6 of the Zoning Bylaw;
3. Waiver of exterior lighting plan required pursuant to Section 7.3.7.2 of the Zoning Bylaw;
4. Waiver of traffic study required pursuant to Section 7.3.7.3 of the Zoning Bylaw; and
5. Waiver of presentation model required pursuant to Section 7.3.7.7 of the Zoning Bylaw.

Mr. Giordano second the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes

Kathleen Wynne-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Christopher A. Pfaff-Yes

Ms. Wynne moved that the Planning Board grant Wireless Communication Overlay District Environmental Impact & Design Review (WCOD-EIDR) Approval for the proposed Alterations to the Pre-existing Nonconforming Verizon Wireless Facility at 690 Canton Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on July 15, 2022, 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, 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 board or commission, including the Westwood Conservation Commission, Westwood Zoning Board of Appeals, Westwood Select Board, 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. 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 visual and aesthetic impact of the antennas, mounting brackets and any other attachments shall be minimized to the fullest practical extent, and all components of the wireless communication facility shall be painted and maintained in a neutral gray color acceptable to the Town Planner.

4. The Applicant shall submit an updated Radio Frequency Emissions report.
5. The Applicant shall verify, through a report of an independent radio engineering consultant, that the new and/or replaced antennas will not interfere with nor have any negative effect on the Town's emergency radio communications.
6. All antennas, cabling and accessory equipment shall be removed within six (6) months of abandonment or discontinuance of use. The Planning Board shall receive notification of any abandonment or discontinuance of use.
7. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

Mr. Giordano second the motion.

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 Ms. Wynne and seconded by Ms. Rollings, the Planning Board voted in favor (5-0) via roll call vote to Close the Public Hearing for Wireless Communication Overlay District Environmental Impact & Design Review (WCOD-EIDR) of Proposed Verizon Alterations to a Pre-existing Nonconforming Wireless Facility at 690 Canton Street

Roll Call Vote:

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

Continued Pre-Application Discussion of Anticipated Mixed-Use and Multi-Family Residential Overlay District (MUMFROD) Special Permit Application for Proposed Mixed-Use Development at 22 Everett Street (continued from 7/12/22)

Mr. Peter Zahka gave a brief background on the pre-application discussion. Mr. Zahka said that his client considered the comments from the July 12, 2022 meeting. He reduced the number of buildings from 4 to 2. The prior concept plan had 215 units but that has been reduced to 158 dwellings with added green space, village-like architectural styling and a reduction in the number of parking spaces. This site has challenges.

Mike McKay, architect, was present to discuss their new proposal based on feedback from the Planning Board. The plan will enhance the brook. The space would be accessed by the Town residents. Would handle 100% of stormwater and would be a major improvement of the site.

The project does satisfy most of the MUMFROD requirements, but would require a waiver to allow parking spaces in front of the retail building.

Taxes: Current owner pays \$45,000 in real estate taxes.

Could be: 400-500k/year.

Giorgio Petruzzello was present to discuss the site, contamination \$1 million in cleanup. Adding \$2 million to the cost. Set brings in \$45,000 in taxes. The proposed number of apartments 158 is needed to cover the expenses. Amenities: What will we do for the Town? Build a new snack shack at Morrison Field. On-site walking trails, bridges, bike racks, the dog park to make it public, and a sports court.

Board Comments:

The Attorney General has asked for a 90 day extension. We don't know what is going to happen.

Significant changes were made.

Hidden costs-have you reached out to the DEP? *No, different parameters, just starting to look at. The owner has to do it. The specific program the owner who contaminated it cannot apply for it, it is for the new owner. It should help*

make the project more equitable. \$500,000 for cleanup. Mr. Ames will share the information with Ms. Loughnane who can pass it on.

Did you work with Islington, Doing outreach with this program? *Will do a major outreach, it helps design the right project. Suggest starting on the sooner side.*

Worried about water bans, the site will demand a lot of water. Have you evaluated water reclamation systems? *Not yet, but is familiar with the process, he has done it before. Storm runoff and put them into detention ponds underground and will be used for irrigation.*

Are parts of the brook under concrete? *Yes. Designed the site around the brook.*

Enforce the dog waste at the Dog Park.

Would like to see solar panels.

Negotiate the clean up cost with the current owner? *The current owner is not interested.*

Mr. Petruzzello is worried about the economy and the interest rates.

The AG requested an extension, what is the concern? *Mr. Ahearn: It was not shared freely. They have until November 29th to let us know their decision.*

How many units will be affordable? *15% (24 units)*

Visions for commercial space? *Retail, 12,000 sq feet of retail.*

Only one lane going in and one lane going out.

New sidewalk connection gets you to the East Street Bridge. Can we connect it? *It would take cooperation with other building owners.*

All Board members are concerned with the density, but see the project as an improvement.

Concern with the impact to the schools, with the density.

Ms. Loughnane: There is 1 waiver: Parking in front of a building. Would Board members support this waiver? All Board members would grant the requested waiver.

The proposed density exceeds 15 units per acrea and would require a Special Permit.

Proposed Approval Not Require (ANR) Plan – 375 Nahatan Street

Dividing it into 2 lots.

Designated into a non-buildable lot.

Andrew Musto is the owner.

It is not a subdivision and adequate access.

Is he willing to stipulate that it is not buildable land? It is on the plan.

Mr. Ahearn has concerns. Enforce the stipulation by endorsing the ANR.

Action Taken:

Ms. Rollings moved that the Planning Board find the Approval Not Required Application for 375 Nahatan Street, dated August 10, 2022, to be complete, and that the Board vote to endorse the submitted plan as not requiring approval under the Subdivision Control Laws.

Mr. Ames second the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes

Kathleen Wynne-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Christopher A. Pfaff-Yes

Review of Comprehensive Plan Implementation Action Items – The Board will review the Implementation Action Table in the 2020 Comprehensive Master Plan and discuss which, if any, actions the Board wishes to pursue in 2022/23.

Will add to the next meeting agenda on Tuesday October 18, 2022.

Review of Draft Meeting Minutes from August 9, 2022 and September 6, 2022

Action Taken:

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 August 9, 2022 as submitted.

Upon a motion made by Mr. Ames and seconded by Ms. Wynne, the Planning Board voted in favor (5-0) via roll call vote to adopt the minutes from September 6, 2022 as submitted

Updates from Agency and Committee Representatives

None.

General Miscellaneous Updates and Administrative Items

None.

Adjournment:

Upon a motion made by Ms. Rollings and seconded by Ms. Wynne, the Planning Board voted in favor (5-0) via roll call vote to adjourn at 11:44pm.

List of Documents:

Link to Documents:

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

<p>790 Gay Street-Hanlon School Project Gay St # 790 Gay Street - Hanlon School Legal Ad, Westwood Planning Board, 6/23/2022, 8 pages. Gay St # 790 Gay Street - Hanlon - Drainage Project Summary, Nitsch Engineering, 9/2/2022, 1 page. Gay St # 790 Gay Street - Hanlon - Proposed Tree Replacement Plans, J. Read Corp., 9/7/2022, 2 pages. Gay St # 790 Gay Street - Hanlon - Tree Replacement Project Summary, Dore & Whittier, 9/7/2022, 1 page. Gay St # 790 Gay Street - Hanlon - Previously Approved Site Plans, Dore & Whittier, 7/1/2022, 40 pages. Hanlon School - ConCom Approved Site Plans, Dore & Whittier, 1/24/2022, 1 page. Hanlon School - As Built Plan, J. Read Corp., 9/7/2022, 1 page.</p>	PDF
<p>394-396 Providence Highway Property Owner Authorization Coblea, Westwood Planning Board, 5/5/2022. 1 page. Property Owner Authorization McDonough, Westwood Planning Board, 5/5/2022. 1 page. Stormwater Drainage Report, DiPrete Engineering, 5/4/2022, 80 pages. Traffic Impact Study, Colbea Enterprises, LLC, May 2022, 249 pages. Project Description, Adler Pollock & Sheehan P.C., 5/5/2022, 9 pages. Presentation Model Waiver Request, Adler Pollock & Sheehan P.C., 5/5/2022, 1 page. Drawings-Renderings, Harrison French & Associates, Ltd., 4/18/2022, 3 pages. Photos, 6 pages. Other Signage, DiPrete Engineering, 5/4/2022, 11 pages. Exterior Lighting Plan, 1 page. Legal Notice 394 Providence Highway, Westwood Planning Board, 5/11/2022, 1 page. BETA Peer Review, From: BETA, 7/7/2022, 18 pages. DiPrete Engineering Comments 8-05-2022, 8/5/2022, 15 pages. DiPrete Response to BETA Comments - Regulations, DiPrete, 8/29/2022, 14 pages. DiPrete Stormwater Management Report, DiPrete, 8/29/2022, 82 pages. DiPrete Stormwater System O&M Plan, DiPrete, 8/29/2022, 32 pages. DiPrete SWPPP, DiPrete, 8/29/2022, 48 pages. Site Plans - Initial, DiPrete Engineering, 5/4/2022, 22 pages. Site Plans - Revised, DiPrete Engineering, 9/8/2022, 23 pages.</p>	PDF

<p>345 University Avenue 345 University Ave Legal Ad, Westwood Planning Board, 8/18/2022, 1 page. Exterior Lighting Plan Waiver, idGROUP, 6/22/2022, 1 page. Presentation Model Waiver, idGROUP, 6/22/2022, 1 page. Project Description, idGROUP, 7/12/2022, 1 page. Revised Drawings, idGROUP, 7/12/2022, 7 pages. Property Owner Authorization, Westwood Planning Board, 6/22/2022, 1 page. Site Plan, idGROUP, idGROUP, 5/31/2022, 1 page. Stormwater Drainage Report Waiver, idGROUP, 6/22/2022, 1 page. Town Planner Comment Responses, idGROUP, 7/12/2022, 2 pages. Traffic Impact Study Waiver, idGROUP, 6/22/2022, 1 page.</p>	PDF
<p>690 Canton Street Site Plans, Dewberry Engineers, 1/05/2022, 7 pages. Drawings, Dewberry, 1/05/2022, 7 pages. Antenna Summary, Verizon, 5/26/2021, 10 pages. Compliance Assessment, Verizon, 5/11/2015, 22 pages. Engineers Letter, Dewberry Engineers, 5/24/2022, 8 pages. FCC Licenses, Federal Communications Commission, 6/8/2017, 28 pages. First Amendment Lease Agreement, 4 pages. Project Description, Cellco Partnership, 3/27/2014, 10 pages. Property Owner Application Authorization, Westwood Planning Board, 4/29/2022, 1 page. Request for Waivers 7-14-22, Verizon, 2 pages. 690 Canton St Hearing Notice, Westwood Planning Board, 8/18/2022, 1 page. Photographs, Verizon Wireless, 12 pages.</p>	PDF
<p>22 Everett Street Second Preapp Memo - Everett Street -8-17-22, Petruzzello Properties, LLC, 10 pages.</p>	PDF
<p>375 Nahatan Street Proposed ANR Plan, GLM Engineering, 8/10/2022, 1 page.</p>	PDF