

Westwood Planning Board Minutes
Monday May 22, 2023
7:00 pm
Norwood Senior Center
275 Prospect Street, Norwood, MA 02062

Call to Order:

The Chair of the Norwood Planning Board, Brian Hachey, called the meeting to order at 7:02pm
The Chair of the Westwood Planning Board, Ellen Larkin Rollings, called the meeting to order at approximately 7:05pm. The meeting was video recorded by Norwood Community Media and will be shared with Westwood Media Center and will be available on Westwood Media's YouTube channel
https://www.youtube.com/results?search_query=westwood+media+center. Chair Rollings explained the meeting procedures, and how the Planning Board process works.

Present:

Planning Board members: Ellen Larkin Rollings, Christopher A. Pfaff, Joshua C. Ames, and Kathleen Wynne.
Staff members present: Nora Loughnane, Director of Community & Economic Development, Elijah Romulus, Town Planner, Amanda Wolfe, Housing and Land Use Planner and Jessica Cole, who recorded the meeting minutes.

Public Hearing for Environmental Impact & Design Review (EIDR) of Proposed Alterations to Mercedes-Benz – 425 Providence Highway

Ms. Rollings read the Legal Notice of the Public Hearing.

Paula Devereaux, Attorney at Pierce Atwood in Boston, representing AMR Real estate holdings for the site plan review for the existing Mercedes Benz of Westwood. Ms. Devereaux stated that the property is bisected by the town line of Westwood and Norwood. Most of the building is in Westwood and most of the parking is in Norwood. The applicant wants to upgrade the showroom and make some changes to the building.

Shane Oates, Independence Engineering, went through the renderings in detail. He showed the existing and proposed site with where the town line is. They will be reconfiguring some parking, a new access aisle, new parking and additional landscaping. There will be a net increase of 8500 square feet building area and proposed to recharge the roof runoff with recharge facilities.

Comments:

- Net reduction in parking of about 30-40 parking spots.
- 2500 square feet reduction of impervious areas.
- Improving existing site conditions.
- There will be the required amount of ADA parking spaces and it will be on the site plan.
- Still awaiting peer review comments from BETA.
- The applicant will go to the Westwood Conservation Commission and the Zoning Board of Appeals.
- Comments from Norwood will all be addressed with Ms. Bouchard.

Board Comments:

- Explain the flow for pedestrians? *Mr. Oates: Pedestrian traffic flow will not change.*
- Is there an existing sidewalk? Is there a marked crosswalk on the pavement? *Mr. Oats: We will add that.*
- EV charging spots? *Mr. Oates: Not on the current plan, but will be including them.*
- How many? *Mr. Oates: We can be accommodating.*
- Detail about the recharge? *Mr. Oates: The entire site goes through some cleaning devices currently. Will take an 8500 square feet increase and will recharge it back into the ground using modern subsurface structures, this will improve the site..*
- How many total parking spots? *Mr. Oates: Currently 495, the new plan will be 463, so will need 9 ADA parking spots.*

Staff Comments:

- BETA will review the site and will give the necessary comments on the site and stormwater management.

Norwood:

- Ms. Bouchard read into the record comments made by the Norwood Town engineer.
- The applicant has agreed to make all of the changes requested by Norwood.

- Ms. Bouchard stated that the 2 Boards should discuss the plantings/landscaping.
- Westwood would be in favor of native plants.
- Comment from the Building Commissioner, It is over 80% impervious surface. Mr. Oates will have to apply for a variance to meet the standard. *Mr. Oates: Pre-existing non-conformity, he will calculate and will reach out to the Building Commissioner.*
- Ms. Deveroux, there was a variance issued for the property in 2008 and a special permit was issued by the ZBA. The applicant will probably need to go back to the ZBA for an amendment for what was granted before, but they believe the impervious surface was existing. Mr. Oates will speak to the Building Commissioner.
- The square footage is based on the total square footage of both town properties.
- The applicant met with both Building Commissioners, a tiny piece in Norwood, so the Town of Westwoods Commissioner will be in charge of the permitting.

Action Taken:

Norwood made a motion to approve the EIDR and a second (5-0)
Norwood had 3 suggested conditions, Mr. Hachey read them.

Public Comments:

None

Motion for Continuation:

Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Ms. Wynne, the Planning Board voted in favor (4-0) to continue the public hearing for an Environmental Impact & Design Review (EIDR) of Proposed Alterations filed by Mercedes-Benz of Westwood - 425 Providence Highway to Tuesday, June 6, 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/>.

Adjournment

Upon a motion made by Ms. Wynne and seconded by Mr. Pfaff, the Planning Board voted in favor (4-0) via roll call vote to adjourn at 7:37pm.

List of Documents

Link to Documents [2023/05/22 12:00 AM Planning Board Public Hearing - Web Outline - Town of Westwood, Massachusetts \(iqm2.com\)](https://www.townhall.westwood.ma.us/departments/community-economic-development/planning-division)

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

425 Providence Highway - Mercedes Benz	PDF
Providence Hwy 425 - legal notice, Westwood Planning Board, 4/19/2023, 1 page. Providence Hwy 425 - Detailed Project Description, Independence Engineering, 3/8/2023, 1 page. Providence Hwy 425 - Initial Site Plan 031423, Independence Engineering, 3/14/2023, 9 pages. Providence Hwy 425 - Property Owner Authorization, Westwood Planning Board, 3/7/2023, 1 page. Providence Hwy 425 - Site Photos 030823, Independence Engineering, 8 pages. Providence Hwy 425 - Stormwater Report Report, Independence Engineering, March 2023, 89 pages. Providence Hwy 425 - Updated Site Plan 033123, Independence Engineering, 3/14/2023, 9 pages. Providence Hwy 425 - Pre-application - MB Westwood - final survey(15457351.1), Kelly Engineering Group, 2/22/2022, 1 page. Providence Hwy 425 - Pre-application - 2022-128-EX00, Kelly Engineering Group, 9/2/2022, 1 page. Providence Hwy 425 - Pre-application - 221024_MB Westwood_Concept, J+MxD, 8/5/2022, 5 pages. Providence Hwy 425 - Pre-application - 221129_MB Westwood_Concept to Norwood, J+MxD, 8/5/2022, 10 pages.	