

Westwood Planning Board Minutes
Tuesday, June 6, 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 June 6, 2023, Planning Board meeting was conducted via remote participation by the Board.

Call to Order:

The meeting was called to order by the Chair Ellen Larkin Rollings at approximately 7:00 pm. 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: Ellen Larkin Rollings, Christopher A. Pfaff, Joshua C. Ames, Philip M. Giordano and Kathleen Wynne.

Staff members present: Nora Loughnane, Director of Community & Economic Development, Elijah Romulus, Town Planner, Amanda Wolfe, Housing & Land Use Planner and Jessica Cole, who recorded the meeting minutes.

Public Hearing for Consideration of Mixed-use Multi-Family Residential Overlay District (MUMFROD) Special Permit – 22 Everett Street.

Peter Zahka, Attorney, was present and he introduced who was on the Zoom call.

Giorgio Petruzzello-Manager-Supreme Development

Angela Botto-Design Engineer

Zachary Richards-Sr. Project Manager

Mike McKay-Project Architect

Andrea Kendall-Environmental Scientist

Ken Cram-Traffic Engineering

Mark Fougere-Fiscal Consultant

Mr. Zahka stated that the project has gone out for peer review to Tom Houston of Professional Services Corporation. Mr. Zahka gave a brief history of the current property which consists of 2 lots, 22 Everett Street and 34 Everett Street.

Ms. Rollings read the Public Notice for the Consideration of Mixed-use Multi-Family Residential Overlay District (MUMFROD) Special Permit – 22 Everett Street.

Mr. Zahka explained that his team would go through the current conditions and the vision. The property will have 158 units with 24 affordable units, 1200 sq. feet of commercial area, 248 parking spaces, walking trails, sports courts and solar panels.

The property satisfies the MUMFROD requirements except 2: Density and parking and is seeking a Special Permit. The biggest challenge on the site is the environmental hazard waste issues that will cost \$1Million. The property will generate 26 students.

Zachary Richards and Angela Botto of Bohler did a presentation. The explained the Town sewer easements, Gas easements and Electric easements. 80% of the site is river front (Purgatory Brook & South Brook).

Mr. Richards discussed the cleanup of a contaminated area and Brook mitigation.

He next went over Proposed conditions: 2 buildings, retail space, residential units, Dog Park, parking, Pickleball courts, playground, native landscape plantings and stormwater improvement.

Andrea Kendall spoke about the Brook improvement of Purgatory Brook and South Brook.

Ms. Kendall proposed Riverfront restoration and Invasive Species management removal. She will enhance the habitat, remove the concrete debris, plant trees and create a meadow habitat with native perennials and grasses and pollinator friendly plantings.

Mike McKay briefly spoke about the design of the project. He showed some renderings and a video.

Mr. Richards showed the 2 curb cuts that are similar to the current curb cuts.

Tom Houston was not ready to present, but will be ready at the next meeting on June 22, 2023.

Board Comments:

- How will you prevent cars from using the extra wide sidewalks? *Mr. Richards: Removable bollards and emergency scenario, still figuring out with the utility company. Pretty open to feedback. There are options available.*
- Any funds available from the state for clean up? *Mr. Petruzzello did look into it but was not successful. It is a self-inflicted site. He was hoping to get some funding but it was denied.*
- Current amount of solar panels that we are establishing? *Still determining, the electrical engineers will determine, both buildings will be electric.*
- Water reclamation? Roof runoff collection? *Mr. Richards: A number of infiltration gray water is an added cost; the water will be recharged.*
- Pedestrian walkway only one in the front? *Mr. Richards: Yes, Everett Street is challenging and so is the elevation.*
- Special Permit. Parking is at the Planning Board discretion.
- Who will maintain the Dog park and Brooks? *Mr. Richards: Pet Waste management and will be set back from the Brook. Ms. Kendall: Maintenance of the brook will be a Multi-year effort to deal with the invasive species, and bank restoration. There will be some general housekeeping throughout the year.*
- Location of Bike racks? *Mr. Richards: 3 Different locations in the front of each building.*
- Storage for bikes in the garage? *Mr. Petruzzello: There are storage facilities in the building.*
- EV parking locations? *Mr. Richards: They will be outside close to the ADA locations near the entrances of each building.*
- How tall are the train tracks to the turret, looking for scale? *Mr. McKay: The top of the train tracks is 34 feet the turret is 44 feet tall.*
- Rent for the units? *Mr. Petruzzello -\$1600-\$18,000 for the 1-bedroom, \$1900-\$2200 for a 2-bedroom and \$3000 for a 3-bedroom. Still working on these numbers.*
- What is the plan with the parking spots? *Mr. Petruzzello will control the parking spots with the lease terms.*
- Retail vision? *Mr. Petruzzello is unsure of what is going on there, tenant specific.*
- Curb cuts, is there a consideration for another set of lights? *Ken Cram: The volume of traffic that it will generate, the site traffic will be split in 2. Traffic signals will not be necessary. There will be a left turn lane.*
- What is the snow removal plan? *Mr. Richards: Locations are identified a long way from the brook near the MBTA and the property line and will truck it off-site if needed.*
- Amenities, are they open to non-residents? Walking path, will it be maintained? *Mr. Petruzzello is trying to connect to the MBTA about the walking path. At this point, the amenities open to non-residents are open for discussion.*
- Traffic-Used to allow Right on Red. It may alleviate the queuing.
- Any way to offer access to the lot through the back of the lot to divert traffic load? *Mr. Richards: It would be challenging and 10 feet of grade change.*
- Affordable units? Keep in mind to maybe offer a 2 or 3 bedroom if economically feasible.
- Landscaping plan, the Board would like all native species in the Landscape Plan.
- 159 units are still a lot of units.
- Are 26 school children on the low-side?

Staff Comments:

EV charging stations will be needed for every 25 parking spaces, please reflect that in the plan.

A color rendition of the site.

Looking for a mix of affordable units at the site, 24 units currently, 8 units at 80% AMI, 8 at 50% AMI and 8 at 30% AM.

Public Comments:

- Anthony Mullin, 126 Pond Street-School Committee-Who did you talk to about the 26 students? \$20,000 per student. If it goes up from 26 the School Committee would like some mitigation to the schools. *Mr. Fougere: Spoke with Lemma Jn-Baptiste-enrollment is going down and did not have any issues. The new school is an asset. Happy to look at the numbers again.*
- Fran Fusco, 20 Pine Lane, typed into chat: I remember at the last hearing the Planning Board was not on board with the 158 units or a dog park. A dog park will encourage lots of traffic from other surrounding towns. When did this change? With the water resources already being stretched, DWWWD is already asking to conserve water mid-May. A water ban is imminent. Having the additional residences/commercial from this project will surely add to the problem. Could you dig for your own wells? The Westwood Fire Department is also understaffed. How can we mitigate for them and our police? *Mr. Petruzzello: Plenty of water for the site. Fire Dept.-Spoke to Chief Deckers, had no concerns with staffing, Police had no concerns. The Dog park has been on the plan.*
- Some units have offices with cased openings.

- Amanda Drainville, 57 Wentworth Street, typed in chat: How will there be a traffic control or a light at Everett Street?
- Terri Fowler-213 Canton Street, typed in chat: Are these rentals or condos? *Mr. Petruzziello: Rentals.*
- Terri Fowler-213 Canton Street, typed in chat: What is the asking cost per foot for commercial space? *Mr. Petruzziello: Not decided.*
- Terri Fowler-213 Canton Street, typed in chat: Type of 24-hour security will be provided for housing? *Mr. Petruzziello: Camera systems*
- Terri Fowler-213 Canton Street, typed in chat: What is the current affordable housing units that the town needs to stay compliant? *Ms. Loughnane: The Town is at about 10%.*
- Ms. A. Drainville, 57 Wentworth Street, typed in chat: HIs there an MBTA access plan?
- Terri Fowler-213 Canton Street, typed in chat: Rents are low especially for one bedroom. This is worrying about the type of residents this low rent will attract.
- Terri Fowler-213 Canton Street, typed in chat: No one is going to be able to make a left turn. The traffic is bad. I don't believe this.
- Terri Fowler, 213 Canton Street, typed into chat: What is the square footage of the one bedroom and Two-bedrooms? *Mr. Petruzziello: Square footage1 & 2: Many sizes-740 square feet minimum, average 820 square feet, 2-bedroom over 1000-1100 square feet, average 1250 square feet for a 3-bedroom.*
- Amanda Drainville, 57 Wentworth Street, typed into chat: Could you make the curb cut at the light on Everett Street for traffic mitigation?
- Anthony Mullin, 126 Pond Street, typed into chat: The School Committee would appreciate it if the developer would share all their assumptions on the schools with the School Committee.
- Terri Fowler, 213 Canton Street, typed into chat: Are background checks done? *Mr. Petruzziello: Yes.*
- Steven Olanoff-52 Glandore Road. Suggested that parking should be unlinked, pay extra for the parking spots. No more than 2 spots per apartment.

Action Taken:

Ms. Wynne moved that the Planning Board continue the public hearing for the Mixed-use Multi-family Residential Overlay District (MUMFROD) Special Permit and consolidated Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) Approval for 22 Everett Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on May 24, 2023, to Tuesday, June 20, 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/>.

Seconded by Mr. Ames.

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 and Consideration of Special Permit for Reduction of Required Off-Street Parking – 190 Washington Street

Ms. Rollings read the Legal Notice for Consideration of Environmental Impact & Design Review (EIDR) Approval and Consideration of Special Permit for Reduction of Required Off-Street Parking – 190 Washington Street.

Peter Zahka was the attorney representing the applicant with him were:

Ken Cram, John Barrows & Joseph Bettencourt.

Mr. Zahka was representing Sky Realty Management. They will renovate the exterior and interior of the building. A beauty salon will be on the first floor and the second floor will be an office for the applicant. The applicant is proposing to add a fence, a guardrail, and an updated stormwater management system.

Mr. Bettencourt, Architect, shared current conditions. He will eliminate 1 curb cut, the roofline will be reshaped and landscaping will be added. Mr. Bettencourt shared the floor plans of the building.

Mr. Barrows, an engineer, was present. 1/3 of an acre in size. 1200 square feet impervious site. The site abuts residential properties. Stormwater presently flows into a catch basin. The applicant will add a roof drainage system and an underground chamber system, a significant improvement to the site. The applicant will maintain the current sewer and water. Will need a land disturbance permit.

Mr. Houston, the Town Peer Reviewer was present. The floor square footage does not add up. We need to clarify the square footage of the building. Mr. Houston asked the applicant for some additional items: 14 parking spaces are required and 13 are being provided. No exterior lighting plan, and will need some specs. Need dimensions on the sign. Any external mechanical equipment? EMM permit is required. Add dumpsters to the site plan. Stormwater

management system is well designed and meets with Westwood's regulations. The applicant will have to excavate test pits, have an Operation and Maintenance plan, signage on the site, and arrows. Snow management plan. Bicycle parking. The Traffic Impact Assessment does not address most of the requirements.

Board Comments:

- Dumpsters, how will it affect the parking? Illuminating the buildings, is there ample light for evening parking? *Mr. Barrows: Dumpsters will be in the enclosed area in the back of the building with a screen.*
- How do handicapped people get into the building? *Mr. Bettencourt will have a gentle ramp into the building.*
- Curb cut elimination, will there be some impact? *Mr. Houston: The elimination is a safety improvement. There will be a delay in making a left turn.*
- Moving the curb cut, does that assist in safety issues? *Mr. Houston: Don't want to move it too far, the location is fine.*
- Drywell and contaminants? *Mr. Houston: Emphasis on water quality in stormwater, all sorts of petroleum in it from the pavement along with pesticides. Test the material coming out.*
- Concerned about the size of the dumpster and the heat pumps? Emptying of the dumpster. *Mr. Bettencourt: It still needs to be looked at.*
- Will all asphalt be removed? *Mr. Barrows: Yes, it will be pulverized and used as the base.*
- Landscaping plan-consider native plantings.
- Renderings reflect the grade of the building.

Staff Comments:

- The Building Commissioner made comments about the barrier and parking.

Public Comments:

- Mr. A. Morozova, 200 Washington Street. The lighting around the building is very bright. 4 bright lights. The previous owner did not manage the lighting. Trees? Fence? *Mr. Zahka: Existing lights will not be staying. Fence-wooden fence similar to what was there.*
- Brian Drainville-57 Wentworth, typed into chat: What will be the operating hours of the businesses? *Hours of the business will be 8-8 Monday-Friday and 8-5 on Saturdays.*
- Fran Fusco-20 Pine Lane, typed into chat: I wanted to echo my thoughts on the building looking too contemporary for the area as well.

Action Taken:

Ms. Wynne moved that the Planning Board continue the public hearing for Environmental Impact & Design Review (EIDR) Approval for 190 Washington Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on May 11, 2023, to Tuesday, June 20, 2023, at 7:00 pm via Zoom, where a Zoom link and associated call-in numbers will be provided on Town's calendar on the homepage at: <https://www.townhall.westwood.ma.us/>.

Mr. Ames seconded.

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 Environmental Impact & Design Review (EIDR) of Proposed Alterations to Mercedes-Benz – 425 Providence Highway (Continued from 5/22/23)

Paula Devereaux, Attorney at Pierce Atwood in Boston, representing AMR Real Estate Holdings for the site plan review of the existing Mercedes-Benz Dealership requested a continuance to respond to BETA's request.

Action Taken:

Ms. Wynne moved that the Planning Board continue the public hearing for Environmental Impact & Design Review (EIDR) Approval for 425 Providence Highway, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on April 14, 2023, to Tuesday, June 20, 2023, at 7:00 pm via Zoom, where a Zoom link and associated call in numbers will be provided on Town's calendar on the homepage at: <https://www.townhall.westwood.ma.us/>.

Mr. Ames seconded.

Roll Call Vote:

Ellen Larkin Rollings-Yes
Kathleen Wynne-Yes
Joshua C. Ames-Yes

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

Consideration of Request for Modification of Landscape Plan and Release or Reduction in Surety for Morgan Farm Estates Definitive Subdivision.

Applicant Lou Petrozzi was present to request a Landscape Plan modification for street trees and is requesting a reduction on the bond. Mr. Petrozzi has built the subdivision over the past 10 years and is asking for an amendment because a resident does not want trees on his lot.

Ms. Loughnane stated that this is one of the first subdivisions that the Town required the developer to keep as many trees as possible. The Developer maintained a lot of the trees. There are trees throughout the development and she has no concerns. It is a minor modification.

Board Comments:

- Money could be donated to the Town's Tree fund if there are any concerns.
- What is the scope of the 2 trees? Mr. Petrozzi planted 2 ½ inch Sunset Red Maples and Cleveland Pears.
- The Planning Board agreed that it is a minor modification.

Action Taken:

Ms. Wynne moved that the Planning Board find the proposed modifications to the Landscape Plan for the Morgan Farm Estates Open Space Residential Development Definitive Subdivision to be Minor in nature

Mr. Pfaff seconded.

Roll Call Vote:

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

Mr. Pfaff moved that the Planning Board grant the proposed modifications to the proposed modifications to the Landscape Plan for the Morgan Farm Estates Open Space Residential Development Definitive Subdivision, 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 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 an 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 the Planning Board Subdivision Regulations.

Ms. Wynne seconded.

Roll Call Vote:

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

Mr. Petrozzi still has some as-built plans and the road is still private.
He is looking for a Bond reduction from Needham Bank.

Staff Comments:

- Mr. Romulus, if there is no as-built plan we cannot release the funds.
- Ms. Loughnane spoke to the Town Counsel, after speaking to Mr. Ahearn suggested that we not release the funds, and wait to see the as-built plans.
- Mr. Petrozzi, stated that the Town is aware of how the subdivision is built.
- Ms. Loughnane pulled up the 2012 decision with the conditions.

Board Comments:

- Tripartite does not have a payment schedule and there have been inspections along the way? 2 Tripartite agreements when work is complete there is a reduction in the bond. *Ms. Loughnane: Both Tripartite*

agreements were reduced. BETA does the visual review, and releases the review. The final review we do not have yet; BETA will not do the review until the as-built plans have been received. This practice has always been this way.

- What is the obstacle to get the as-built plans? Mr. Petrozzi: Need to get an engineer out to do it. The statute says that he is entitled to the money. Nothing in the plans about as-built plans.
- Mr. Petrozzi stated that he read the statute, he will reach out to the Town Counsel.
- Ms. Loughnane read 3 decisions still need to be addressed #4, #10 and #11.
- No action is necessary, The Board told Mr. Petrozzi to come back when he has the as-built plan.

Public Hearing for Consideration of Amendments to Various Planning Board Rules & Regulations, including:

- Rules and Regulations for Environmental Impact & Design Review
- Rules and Regulations as Special Permit Granting Authority
- Rules and Regulations for University Avenue Mixed Use District
- Rules and Regulations for Scenic Roads
- Subdivision Regulations Governing the Subdivision of Land

Ms. Rollings read the Legal Notice for Consideration of Amendments to Various Planning Board Rules & Regulations.

Ms. Loughnane stated that there are several sets of rules and regulations, revisions are in the packet and need to be reviewed and updated. 3 more sets will be reviewed at our next meeting on July 11, 2023.

Rules and Regulations for New or Changed Approvals.

New Solar Design Approval.

Access Approval Overlay District.

Ms. Loughnane went through what the updates are.

-Moving from paper to electronic.

-No paper applications.

-No longer the Selectmen, it is the Select Board

-Current scenic road regulations.

-Remove EIDR approval, now it will be administrative.

-MUMFROD EIDR and Special Permits.

-Medical Marijuana Special Permits.

-Storage Facility Special Permits.

-Project review fees have to be incorporated.

-How to address consolidating Planning Board Applications.

It has all been updated and will be addressed for our next session.

Review individually, send along comments and Ms. Loughnane will get them back to the Planning Board.

Public Comments:

- Shelley Reever: 549 Canton Street, Scenic Road Regulation changes. Does it reduce notice requirements to abutters regarding the removal of trees or stone walls? Ms. Loughnane: No reduced notice requirements, it remains the same. Is it a written notice? Ms. Loughnane: It will be mailed to the property owner up to 1000 feet on either side of the tree or stone wall. What about the Public Shade Tree law? Used to be included in the notice. Ms. Loughnane: It would be the same hearing notice in 10.2, it is more protective and is given a full 2 weeks' notice.

Action Taken:

Ms. Wynne moved that the Planning Board continue the public hearing for consideration of amendments to various Planning Board Rules and Regulations, to Tuesday, July 11, 2023, at 7:00 pm via Zoom, where a Zoom link and associated call in numbers will be provided on Town's calendar on the homepage at:

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

Mr. Ames seconded.

Roll Call Vote:

Ellen Larkin Rollings-Yes

Kathleen Wynne-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Christopher A. Pfaff-Yes

Discussion of Process for Development of Climate Action, Resiliency & Sustainability Plan

Mr. Romulus had a presentation Establishing a Climate Action, Resiliency & Sustainability Plan. He shared his previous projects.

He suggested that the Board establishes a committee.

- 4 meetings throughout the project.
- Develop an Outreach Plan.

- Draft and Finalize the plan.

Board Comments:

- What do you need from us?
- Community outreach. The impact of climate change.
- Norwood Hospital-flooding-regional impacts can affect Westwood.
- Collaboration with local towns? Ms. Loughnane: TRIC would be a way to have regional discussion, but this is a Town specific plan.
- Steve Olanoff, Neponset River Watershed Association is doing a study involving flooding, this could be valuable information.

Review of Draft Meeting Minutes from May 16, 2023 and May 22, 2023

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 adopt the minutes from May 16, 2023 as presented.

Roll Call Vote:

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

Upon a motion made by Ms. Wynne and seconded by Mr. Ames, the Planning Board voted in favor (4-0-1) via roll call vote to adopt the minutes from May 22, 2023 as presented.

Roll Call Vote:

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

Updates from Agency and Committee Representatives

- Pedestrian & Bike Safety Committee-looking for interest in being appointed for more than one year.
- Steve Olanoff-NAPC representative-re-elected. to the Executive Board, the speaker was the Lt. Governor and she spoke about housing and we are short on housing.

General Miscellaneous Updates and Administrative Items

- **Annual Recommendations to Select Board for Various Subcommittee and Committee Liaison Appointments**
 - The Select Board voted last night and they are officially in effect.

Adjournment

Upon a motion made by Mr. Giordano and seconded by Mr. Pfaff, the Planning Board voted in favor (5-0) via roll call vote to adjourn at 11:25pm.

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 [2023/06/06 07:00 PM Planning Board Regular Meeting - Web Outline - Town of Westwood, Massachusetts \(igm2.com\)](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>

22 Everett Street	PDF
Everett St 22 - Property Owner Authorization, Westwood Planning Board, 4/12/2023, 1 page.	
Everett St 22 - Turret Height, 1 page.	
Everett St 22 - Drainage Report, Bohler, 3/22/2023, 189 pages.	
Everett St 22 - Traffic, Bayside Engineering, 4/13/2023, 342 pages.	
Everett St 22 - Site Development Plans, Bohler, 3/8/2023, 27 pages.	

<p>Everett St 22 - Elevations, McKay, 4/11/2023, 7 pages. Everett St 22 - Fiscal Report, Fougere, 4/13/2023, 17 pages. Everett St 22 - Project Narrative, PP Everett Street, LLC, 19 pages. Everett St 22 - Stamped Legal Notice, Westwood Planning Board, 5/11/2023, 2 pages. Peer Review RFQ - Everett St 22 - MUMFROD, Westwood Planning Board, 4/26/2023, 2 pages. Peer Review Scope Fee - 22 Everett St MUMFROD 2023-0515, Professional Services Corporation, 5/15/2023, 5 pages. Peer Review Contract Providence Hwy 425-SIGNED final, Town of Westwood, 5/8/2023.</p>	
<p>190 Washington St Washington St 190 - Angled Parking Concept, Assessors Map, 1 page. Washington St 190 - Landscaping Plans, Marchionda, 4/12/2023, 2 pages. Washington St 190 - Owner Authorization, Westwood Planning Board, 4/18/2023, 1 page. Washington St 190 - Plan, Marchionda, 4/12/2023, 10 pages. Washington St 190 - Project Narrative, P. Zahka, 16 pages. Washington St 190 - Stormwater Management Report, Marchionda, 4/12/2023, 88 pages. Washington St 190 - Traffic Study, Bayside Engineering, 4/13/2023, 11 pages. Washington St 190 - Stamped Legal Notice, Westwood Planning Board, 5/11/2023, 2 pages. Peer Review RFQ - Washington St 190 - EIDR, Westwood Planning Board, 4/26/2023, 1 page. Peer Rvw Scope Fee 190 Wash St 2023-0515, Professional Services Corp, 5/15/2023, 4 pages. Peer Rvw 190 Wash St 2023-0602, Professional Services Corp, 6/2/2023, 19 pages.</p>	PDF
<p>425 Providence Highway - Mercedes-Benz Providence Hwy 425 - legal notice, Westwood Planning Board, 4/19/2023, 1 page. Detailed Project Description, Independence Engineering, LLC, 3/8/2023, 1 page. Initial Site Plan 031423, Independence Engineering, LLC, 3/14/2023, 9 pages. Site Photos 030823, Independence Engineering, LLC, 8 pages. Stormwater Report, Independence Engineering, LLC, 3/2023, 89 pages. Updated Site Plan 033123, Independence Engineering, LLC, 3/14/2023, 9 pages. Providence Hwy 425 - BETA Peer Review, BETA, 5/31/2023, 8 pages.</p>	PDF
<p>Morgan Farm Estates</p>	PDF
<p>Public Hearing for Consideration of Amendments to Various Planning Board Rules & Regulations. including: PB EIDR Rules Regulations - 2023 Draft Amendments - clean copy, 33 pages. PB EIDR Rules Regulations - 2023 Draft Amendments - redline, 35 pages. Planning Board Special Permit Rules Regulations - 2023 Draft Amendments - clean copy, 38 pages. Planning Board Special Permit Rules Regulations - 2023 Draft Amendments - redline, 40 pages. Scenic Roads R&R - 2023 Draft Amendments - clean copy, 13 pages. Scenic Roads R&R - 2023 Draft Amendments - redline, 16 pages. Subdivision RR - 2023 Draft Amendments - clean copy, 79 pages. Subdivision RR - 2023 Draft Amendments - redline, 80 pages. UAMUD Rules and Regulations - 2023 Draft Amendments - redline, 33 pages. UAMUD Rules and Regulations - 2023 Draft Amendments - clean copy, 31 pages.</p>	PDF
<p>Climate Plan A More Sustainable Westwood Presentation, 10 pages. Westwood Climate Action, Resiliency & Sustainability Plan - Working Document, 6/1/2023, 31 pages.</p>	PDF