

Westwood Planning Board Minutes
Tuesday, July 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 July 11, 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 7:02 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. Chair Rollings 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.

Continuation of Public Hearing for Environmental Impact & Design Review (EIDR) Approval and Consideration of Special Permit for Reduction of Required Off-Street Parking – 190 Washington Street (continued from 6/20/23)

Peter Zahka, attorney, was present with Paul Marchionda, Ken Cram and Joseph Bettencourt.

Mr. Zahka stated there are 7 outstanding comments out of 63 comments, and has resolved most of them, but needs to now discuss them with the Planning Board. Mr. Zahka highlighted some of the issues.

- 27 feet on center trees, requesting a waiver. Red maple caliper. All native plantings are on the landscaping plan.
- Trash and recycling area is all set.
- Exterior mechanical equipment will be behind the building.
- Fencing will be changed to 6 feet.
- Post construction noise monitoring evaluation for the mechanical equipment.
- Revised stormwater report
- DEP stormwater checklist has been added.

Mr. Bettencourt highlighted the new responses to Mr. Houston's Peer Review Report. Wheelchair access has been revised with a more direct route to the front door. Lighting is still outstanding and will omit uplighting.

Mr. Romulus suggested to the Chair to stick with the dark sky lighting.

Tom Houston, Peer Reviewer from PSC was present. His final report was submitted today all issues have been resolved except the lighting and there are some waivers and comments that will be conditions of approval.

Mr. Romulus suggested the Planning Board have time to look over the final report by Mr. Houston.

Board Comments:

- The Chair was looking for an updated Landscape Plan and the species list. Ms. Rollings was looking for native species. *Mr. Zahka said the applicant would be in agreement to switch species.*
- Are the lights dimmable? *Mr. Bettencourt: Both lights are dimmable and the controls can be set to the right light level.*
- Sound absorbing, can you expand on it? *Mr. Houston: Noise, we don't have the specifications on the equipment and it will come later in construction. The equipment will be below the 6-foot fence. He is in agreement of the post construction noise monitoring. These are split units and are reasonably quiet.*
- Traffic issue? *Mr. Houston: The traffic volume for this property will be low and Mr. Houston believes that a full traffic study is probably not required.*

Public Comments:

None.

Action Taken:

Ms. Wynne moved that the Planning Board continue the public hearing for Environmental Impact & Design Review (EIDR) Approval and Special Permit for Reduction of Required Off-Street Parking 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, August 8, 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 the motion.

Roll Call Vote:

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

Public Hearing for Consideration of Modification to FMUOD Special Permit for the Islington Center Redevelopment Project to Permit Two Free-standing Signs- 266-298 Washington Street

Chair Rollings read the Public Hearing Legal Notice.

Bryan Bonina of Walpole Signarama was present to propose a sign that lists all of the businesses in the area. He designed the sign and is looking for approval from the Planning Board.

Board Comments:

- How was the sign installed at Crown Cleaners? *Mr. Bonina stated that he did not do that sign.*
- The sign was installed without a permit.
- Is there a Trustee? *Ms. Loughnane: The developer is probably the sole trustee.*
- Why does this sign not look like the other sign, blue and black? *Mr. Bonina: They wanted the blue to match the awnings by the Muffin House and the other sign is near black awnings.*
- Any additional lighting on the sign? *Mr. Bonina: It is a non-illuminating sign and has not been told about lighting.*
- It seems that the owner or Trustees need to be present. There are questions that Mr. Bonina is not aware of.
- The Planning Board suggested the applicant come back at the September meeting.

Public Comments:

Ms. Rollings read it, dated: 7/8/2023, sent to the Planning Board. The letter was from Linda & John DeBenedictis, they have concerns with the height and location of the signs. 298 Washington Street #209.

Mr. Sam Rue, 298 Washington Street, is concerned with the sign height, location and safety. Safety should be a priority. The trustees meeting will take place in August.

Ms. Charlene Sotolongo, 298 Washington Street, #207, Just reinforcing that the concern is visibility and safety.

Ms. Erin Foreman, 298 Washington Street, #304 typed in chat: I also oppose. The sign on East Street. It is a very congested and busy corner. The cars come in and go quickly and there are also deliveries being made. Thank you.

Board Comments:

- Would we remove the nonconforming sign? *Ms. Loughnane: The Building Commissioner would have to take care of it.*

Giorgio Petruzzello joined the meeting.

- The Washington Street sign just appeared, how did that happen? *Mr. Petruzzello: They were all permitted by the Building Department. Ms. Loughnane said that it was permitted in November 2020.*
- When is the annual meeting for the owners and the election of the Trustee? *Ms. Sotolongo: August 9, 2023 to vote Trustees representing the owners.*
- The Building Commissioner approves most signs in town.
- Mr. Petruzzello will reach out to the residents with any concerns.
- Mr. Romulus stated that based on the location and size of the sign. He suggested not to approve the sign.

The Board would like to hear from the Trustees, and meet with them in September. Maybe explore alternative locations for the sign.

Action Taken:

Ms. Wynne moved that the Planning Board continue the public hearing for a modification to the Flexible Multiple Use Overlay District, FMUOD, Special Permit Approval to permit the Two Free-standing Signs at 266-298 Washington Street to Tuesday, September 12, 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 the motion.

Roll Call Vote:

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

Public Hearing for Consideration of Environmental Impact & Design Review (EIDR) Approval for New Cemetery Shed to Replace Cemetery Barn at 909 High Street - 0 High Street
Chair Rollings read the Public Hearing Legal Notice.

Kristine Meaney, Project Engineer, was present to discuss the site details of a Cemetery Maintenance Shed with a 3-Bay Garage. It will be permitted as an accessory structure and less than 15 feet high. The site was pre-approved by the DPW.

Ms. Meaney is proposing to recharge stormwater management on the westerly side of the driveway with an asphalt swale.

Treatment for the pavement will go into the existing deep sump catch basins and will flow into a relatively new sediment fore bay.

The rear of the facility, there are no signs of erosion. The back of the building has been graded. Propose a small berm. 1 parking space for the facility.

There are a few outstanding issues from BETA that Ms. Meaney went through.

Board Comments:

- What is the intent of the structure? *Ms. Meaney: Lawnmowers and equipment to maintain the cemetery.*
- Floor drains are proposed, where are they? *Ms. Meaney: It's a self-contained dry well, there is no leaching.*
- Ms. Meaney can get clarification from the DPW on what they will do.
- How old is the current building? *Ms. Meaney: 2009. There is a drainage system in the driveway.*
- The Board requested more insight as to what the Barn will be used for by the DPW.
- Are you going to the Conservation Commission? *Ms. Meaney: Yes on July 26, 2023.*
- Within the 100-foot buffer zone? *Ms. Meaney: Yes.*

Phil Paradis was present as the Town Peer Reviewer. 5 waivers were requested. Recommend some additional information: Stormwater Runoff, Watersheds require 90% TSS removal. Roof runoff is considered clean. Confirmation of the hazardous waste. Can discuss offline with Ms. Meaney. Staging will be tight, just make sure all will be safe during construction.

Public Comments:

None.

Action Taken:

Mr. Ames moved that the Planning Board continue the public hearing for Environmental Impact & Design Review (EIDR) Approval for 0 High Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on June 7, 2023, to Tuesday, August 8, 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. 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

Public Hearing for Consideration of Solar Design Review Approval for Photo Voltaic Carports Covering a Portion of the Rear Parking Lot at Westwood High School- 200 Nahatan Street

Chair Rollings read the Public Hearing Legal Notice.

Rob Bukowski, representing Ameresco, was present and he gave a quick overview. Carports, foundations are still under design. Everything will be done on the existing parking lot. There is a water management structure: water will be diverted, no increase in stormwater. Electric lines will head into the school and into the main electrical room at the high school.

Board Comments:

- Is there lighting under the canopies? Yes.
- Are the lights on timers? How is it regulated? *Mr. Philbin said the timers can be adjusted. It will be controlled.*
- Snow removal, any problems? *The water management system goes toward the middle and will melt and go through the systems.*
- Will there be a loss of any parking spaces? *Mr. Bukowski: No.*
- Close to the wetlands, is it an issue? *Ms. Loughnane: It is going to the Conservation Commission.*
- Exterior lighting, more detail? *There is a preliminary fixture, a wrap LED.*
- How many inverters? *Mr. Bukowski: 9 total, 3 on each structure.*
- Start date? How long will it take to install? *Mr. Buschur: Summer 2024. Approximately 3 months.*
- Signage? O&M plan? *Mr. Romulus: It will all be added as a condition of approval.*
- Any other locations? *Mr. Philbin: Council on Aging there is a plan and the parking lot behind the Police Station.*

Public Comments:

None.

Action Taken:

Ms. Wynne moved that the Planning Board grant Solar Design Review Approval for the proposed solar carports at 200 Nahatan Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on June 16, 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. Prior to the issuance of a Building Permit the applicant must submit an Operations & Maintenance Plan (O&M Plan) to be reviewed and approved by the Town Planner.
4. Prior to the issuance of a Building Permit the applicant must submit a Construction Safety Plan indicating the safe passage of persons to and from the Multi-Purpose Field.
5. Prior to the issuance of a Building Permit the applicant must submit a Signage plan, indicating 24-hour emergency contact information, to be reviewed and approved by the Town Planner.
6. The Applicant shall provide one (1) original and one (1) certified copy of an "As Built" Site Development Plan. Certification shall be by a Registered Professional Engineer and/or Land Surveyor, as required the appurtenances have been constructed in accordance with said Project Plans and are accurately located as shown thereon. The "As Built" plan shall be delivered to the Board in a format approved by the Information Systems Director for compatibility with the Town of Westwood GIS database.
7. Applicant shall promptly repair any damage which Applicant causes to sidewalks, street pavement, signs or other fixtures or features within the public right of way, after obtaining permission from the Town. Such repairs shall be performed to Town of Westwood standards.

8. 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.

9. This EIDR Approval shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant thereof. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant. In the case of the EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial progress of approved vertical construction activity.

10. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

11. Any alterations, modifications, deletions or amendments to the EIDR Approval shall be done in accordance with the requirements of M.G.L. Chapter 40A § 9.

12. Applicant is responsible for obtaining any other required permits including but not limited to conservation, electrical, and building permits.

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

Ms. Wynne moved that the Planning Board close the Solar Design Review (EIDR) Approval public hearing for the proposed solar carports at 200 Nahatan Street.

Mr. Ames seconded the motion.

Roll Call Vote:

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

Public Hearing for Consideration of Wireless Communication Overlay District Environmental Impact & Design Review (WCOD-EIDR) Approval for DISH Wireless Communication Facility within an Existing Stealth Monopole - 808 High Street

Chair Rollings read the Public Hearing Legal Notice.

E Davis was present; Dish Wireless wants to add an antenna to a stealth monopole. This is where the equipment will be installed and the ground equipment will be installed behind the wooden fence.

Board Comments:

- Dish is new to this location: *Ms. Davis: Yes.*
- This will not alter any visuals? *Ms. Davis: No.*
- Any RF emission report? Abutters may be interested. *Ms. Davis: there is not an emissions report. Providers usually report this. Mr. Romulus added that it can be added as a condition.*
- Does this change the noise? *Ms. Davis: No.*
- Site plan, no scale? *Ms. Davis: The drawings were revised on May 23, 2023.*

Public Comments:

J. Cole, 23 Eastman Avenue. Ms. Cole asked how long the project would take. *Ms. Davis: Once the Building Permit is received it will take a week.*

Action Taken:

Motion of Waivers:

Mr. Ames moved that 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 DISH Wireless Collocation at 808 High Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on June 16, 2023.

1. Waiver from strict compliance with Section 7.3.1.6 of the Westwood Zoning Bylaw requiring the submission of Stormwater Drainage Runoff Calculations.
2. Waiver from strict compliance with Section 7.3.7.2 of the Westwood Zoning Bylaw requiring the submission of a photometric plan.
3. 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.
4. Waiver from strict compliance with Section 7.3.7.5 of the Westwood Zoning Bylaw requiring the submission of photographs.
5. Waiver from strict compliance with Section 7.3.7.7 of the Westwood Zoning Bylaw requiring the submission of a presentation model.

Mr. Giordano seconded the motion.

Roll Call Vote:

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

Motion for WCOD-EIDR Approval

Mr. Ames moved that that the Planning Board grant the requested Environmental Impact & Design Review (WCOD-EIDR) Approval for DISH Wireless Collocation at 808 High Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on June 16, 2023, subject to the following conditions:

1. Except as modified by the Conditions and Findings hereof, the Project shall comply with the Project Plans, and with all prior approvals for this wireless communication facility, in all respects and the Applicant shall pursue completion of the Project with reasonable diligence and continuity.
2. If the Project, or any Condition imposed in this Decision, requires permit, license, or other approval from any other board, committee, or agency of the Town of Westwood or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same. 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 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. Prior to the issuance of a Building Permit, the Applicant shall submit confirmation to the Town Planner that the wireless communication facility complies with all applicable federal and state standards, regulations, statutes and other requirements. This shall include, if applicable, a written statement that the wireless communication facility is in compliance with, or is exempt from, applicable regulations administered by the Federal Aviation Administration (FAA), Federal Communications Commission (FCC), Massachusetts Aeronautics Commission, and the Massachusetts Department of Public Health.
4. All antennas and associated cabling shall be installed within the existing 48" canister and shall not be visible from the exterior of the stealth monopole. All other equipment shall be installed within the fenced enclosure and shall not be visible above the 6.5' height of the existing fence.
5. All visible equipment, including ice bridge, mounting brackets, cables, bands, and cabinets, shall be painted to match the matte color of the existing facility and shall be repainted as necessary to minimize any fading or discoloration.
6. The visual and aesthetic impact of all equipment, mounting brackets and all other attachments shall be minimized to the fullest practical extent. All cables and bands shall be bundled in the most unobtrusive manner possible.
7. The Applicant shall not post any signs for advertisement or any other reasons on or in the vicinity of the Project, with the exception of a sign not exceeding four (4) square feet to display the name and telephone number of the

person and company responsible for the maintenance of the Project and accept as required per FCC and OSHA guidelines, for radiofrequency warning signs as noted on plan sheet C-6.

8. The routine generator testing shall only occur between Noon and 2:00 pm during the week. The routine testing is prohibited during the weekends. If more than one generator is employed at this facility, only one generator shall be tested at a time to limit the noise impact and shall be coordinated with all carriers. No two generators shall be tested at the same time.

9. The Applicant shall verify through post-installation monitoring and report of an independent radio engineering consultant that the new and replacement antennas and remote radio heads will not interfere with nor have any negative effect on the Town's emergency radio communications.

10. The Planning Board shall be notified within thirty (30) days of any discontinuance of use of the wireless facility. All antennas, brackets, cabling and any other associated

equipment shall be fully removed within six (6) months of abandonment or discontinuance of the use.

11. This WCOD-EIDR Approval shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant thereof. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant. In the case of the EIDR Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial progress of approved vertical construction activity.

12. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

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 to Close the Public Hearing

Ms. Wynne moved that the Planning Board close the Wireless Communication Overlay District Environmental Impact & Design Review (WCOD-EIDR) Approval public hearing for the proposed DISH Wireless Collocation at 808 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

Public Hearing for Consideration of Wireless Communication Overlay District (WCOD) Special Permit for DISH Wireless Communication Facility Requiring Exterior Alterations to and Expansion of Existing Stealth Monopole - 60-90 Glacier Drive

Chair Rollings read the Public Hearing Legal Notice.

Ms. Loughnane stated that the applicant was not present and she suggested the Planning Board deny the motion

Action Taken:

Ms. Wynne moved that the Planning Board deny the requested Environmental Impact & Design Review (WCOD-EIDR) Approval for DISH Wireless Collocation at 60-90 Glacier Drive, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on June 27, 2023, due to concerns that the proposed installation would negatively affect the stealth nature of the existing monopole, and due to the Applicant's failure to provide requested information and appear at the public hearing.

Mr. Pfaff 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 Continuance:

Ms. Wynne moved that the Planning Board continue the public hearing for Wireless Communication Overlay District Environmental Impact & Design Review (WCOD-EIDR) Approval for DISH Wireless Collocation at 60-90 Glacier Drive, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on June 27, 2023, to Tuesday, September 12, 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 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 Amendments to Various Planning Board Rules & Regulations (continued from 6/6/23), 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
- Rules and Regulations for Earth Material Movement Approval
- Rules and Regulations for Solar Design Review Approval
- Rules and Regulations for Access Approval Overlay District

Ms. Loughnane recommended that the Planning Board continue this hearing.

Action Taken:

Ms. Wynne moved that the Planning Board continue the public hearing for consideration of amendments to various Planning Board Rules and Regulations as it pertains to Environmental Impact & Design Review, Special Permit Granting Authority, University Avenue Mixed-Use District, Scenic Roads, Governing of the Subdivision of Land, Earth Material Movement Approval, Solar Design Review Approval, and the Access Approval Overlay District to Tuesday, September 12, 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 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 June 20, 2023

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 June 11, 2023 as amended.

Roll Call Vote:

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

Updates from Agency and Committee Representatives

Select Board meeting with the Planning Board meeting.

Long Range Financial Planning Committee Meeting. Most of what was discussed was about Thurston Middle School. It will cost \$4 Million for a new roof.

The Community Preservation Act fund is looking at the Hale Project. There is a strict protocol and is still doing some exploration. Town meeting/Ballot vote and if it goes through and then the committee will go back to Town Meeting. Will know in September if there will be a Fall Town meeting.

General Miscellaneous Updates and Administrative Items

The waivers seem unnecessary for Wireless Communications Overlay Districts. Streamline similar to the Earth Material Movement amendment.

Conservation Commission site visit, coordinate with the conservation commission. Mr. Romulus: Karon Catrone suggested a few dates.

Adjournment

Upon a motion made by Ms. Wynne and seconded by Mr. Pfaff, the Planning Board voted in favor (5-0) via roll call vote to adjourn at 10:20pm.

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 [2023/07/11 07:00 PM 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>

<p>190 Washington Street Washington St 190 - Stamped Legal Notice, Westwood Planning Board, 5/11/2023, 2 pages. Washington St 190 - Traffic Memo - Westwood Planning Board 061923, Bayside Engineering, 6/19/2023, 4 pages. Washington St 190 - 6-16-2023 GSF CLARIFICATION NO VESTIBULE OR REAR EGRESS STAIRS, J. Bettencourt, 6/16/2023, 1 page. Washington St 190 - Landscaping Plans, Marchionda, 4/12/2023, 2 pages. Washington St 190 - Plan, Marchionda, 4/12/2023, 10 pages. Washington St 190 - Project Narrative, 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 - Angled Parking Concept, 1 page. Peer Rvw 190 Wash St 2023-0602, Professional Services Corporation, 6/2/2023, 19 pages. Washington St 190 - Stormwater Report Signed Checklist, Mass DEP, 6/23/2023, 7 pages. Washington St 190 - 6-27-23 Stormwater Management Report, Marchionda, 6/27/2023, 91 pages. Washington St 190 - 6-20-23 Presentation Renderings, J. Bettencourt, 7/11/2023, 11 pages. Washington St 190 - 6-20-23 Presentation Landscaping Plans, Marchionda, 6/28/2023, 2 pages. Washington St 190 - Earth Material Movement Estimates, Marchionda, 6/27/2023, 1 page. Eval Resp 190 Wash St 2023-0708, PSC, 7/8/2023, 17 pages. Washington St 190 - 2nd Peer Review Response 2023-07-10, P. Zahka, 7/10/2023, 28 pages. Washington St 190 - PR Response to 2nd Peer Review Response 2023-07-10, PSC, 7/11/2023, 10 pages.</p>	<p>PDF</p>
<p>266-298 Washington Street Washington St 266-298 - Redlined Legal Notice - Stamped, Westwood Planning Board, 6/16/2023, 1 page. Washington St 282-298 - Front Sign, Walpole Signarama, 1 page. Washington St 282-298 - Rear Sign, Walpole Signarama, 1 page. Washington St 282-298 - Site Plan, Walpole Signarama, 11/05/2020, 1 page. Public Comment - 298 Washington Street Resident 2, DeBenedictis, 7/8/2023, 1 page. View from Apt, 1 page.</p>	<p>PDF</p>
<p>0 High Street</p>	<p>PDF</p>

<p>High St - New Westwood Cemetery - Elevations, RBL, 9/12/2022, 1 page. High St - New Westwood Cemetery - Project Description, Site Design Professionals, 5/23/2023, 1 page. High St - New Westwood Cemetery - Site Plans Pg 1-6, Site Design Professionals, 5/18/2023, 6 pages. High St - New Westwood Cemetery - Waiver Requests, Site Design Professionals, 5/18/2023, 1 page. High St 0 - Legal Notice - Stamped, Westwood Planning Board, 6/7/2023, 2 pages. High St - New Westwood Cemetery - April 2023 Conditions, Mass DEP, 5/18/2023, 18 pages. High St - New Westwood Cemetery - April 2023 Decision, Westwood Planning Board, 4/27/2023, 9 pages. Cemetery Garage Engineering Review 6-9-2023, BETA, 6/9/2023, 5 pages. High St - New Westwood Cemetery - Elevations V2 (6/20/23), RBL, 6/13/2023, 1 page. High St 0 - New Westwood Cemetery - Peer Review Response, Site Design Professionals, 6/5/2023, 3 pages. High St 0 - New Westwood Cemetery - Stormwater Management, Site Design Professionals, 7/5/2023, 1 page. High St 0 - New Westwood Cemetery - Grading, Utilities, Erosion Plan, Site Design Professionals, 5/18/2023, 1 page. High St 0 - 2023-07-11 Cemetery Garage Engineering Review Update, BETA, 7/11/2023, 6 pages.</p>	
<p>200 Nahatan Street 200 Nahatan St - Legal Notice - Stamped, Westwood Planning Board, 6/16/2023, 1 page. Nahatan St 200 - Lighting Specifications, RAB, 3 pages. Nahatan St 200 - MACRIS Info, MACRIS, 5/18/2023, 2 pages. Nahatan St 200 - Model Waiver, Weston & Sampson, 5/18/2023, 1 page. Nahatan St 200 - Project Descriptions, Ameresco, 1 page. Nahatan St 200 - Renderings, 1 page. Nahatan St 200 - Site Photographs, Ameresco, 3 pages. Nahatan St 200 - Site Plans, Ameresco, 6/2/2023, 4 pages. Nahatan St 200 - Stormwater Management, Weston & Sampson, May 2023, 63 pages. Nahatan St 200 - Traffic Study Waiver, Weston & Sampson, 5/18/2023, 1 page. Nahatan St 200 - Wetland Delineation Report, Weston & Sampson, February 2023, 28 pages.</p>	PDF
<p>808 High Street High St 808 - Legal Notice - Stamped, Westwood Planning Board, 6/16/2023, 1 page. High St 808 - Co-Location Criteria, Crown Castle, 9/9/2022, 1 page. High St 808 - Coverage Maps, 4/4/2023, 4 pages. High St 808 - Photo, 3/11/2022, 1 page. High St 808 - Plans with Surrounding Property, Dish Wireless, 5/24/2023, 20 pages. High St 808 - Project Narrative, Crown Castle, 5/5/2023, 3 pages. High St 808 - Site Plans, Dish Wireless, 1/24/2023, 19 pages. High St 808 - Structural Analysis, Crown Castle, 11/2/2022, 33 pages. High St 808 - Waiver of Presentation Model, Stormwater, Renditions, Views (NA), 1 page.</p>	PDF
<p>60-90 Glacier Drive Glacier Dr 60-90 - Legal Notice - Stamped, Westwood Planning Board, 6/16/2023, 1 page. Glacier Dr 60-90 - Waiver for Lighting, Traffic, Renderings, Model, Stormwater, Views, Photos, SBA, 3/31/2023, 1 page. Glacier Dr 60-90 - Radio Frequency Report, Fox Hill Telecom, 5/12/2023, 23 pages. Glacier Dr 60-90 - Plans, Dish Wireless, 12/14/2022, 19 pages. Glacier Dr 60-90 - Locus Map, 2 pages.</p>	PDF
<p>Continuation of Public Hearing for Consideration of Amendments to Various Planning Board Rules & Regulations (continued from 6/6/23) PB EIDR Rules Regulations - 2023 Draft Amendments - clean copy, Westwood Planning Board, 5/30/2023, 33 pages.</p>	PDF

<p>PB EIDR Rules Regulations - 2023 Draft Amendments - redline, Westwood Planning Board, 5/30/2023, 35 pages.</p> <p>Planning Board Special Permit Rules Regulations - 2023 Draft Amendments - clean copy, Westwood Planning Board, 5/30/2023, 40 pages.</p> <p>Planning Board Special Permit Rules Regulations - 2023 Draft Amendments - redline, Westwood Planning Board, 5/30/2023, 33 pages.</p> <p>Scenic Roads R&R - 2023 Draft Amendments - clean copy, Westwood Planning Board, 5/30/2023, 13 pages.</p> <p>Scenic Roads R&R - 2023 Draft Amendments - redline, Westwood Planning Board, 5/30/2023, 16 pages.</p> <p>Subdivision RR - 2023 Draft Amendments - clean copy, Westwood Planning Board, 5/30/2023, 79 pages.</p> <p>Subdivision RR - 2023 Draft Amendments - redline, Westwood Planning Board, 5/30/2023, 80 pages.</p> <p>UAMUD Rules and Regulations - 2023 Draft Amendments - clean copy, Westwood Planning Board, 5/30/2023, 31 pages.</p> <p>UAMUD Rules and Regulations - 2023 Draft Amendments - redline, Westwood Planning Board, 5/30/2023, 33 pages.</p>	
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