

**Westwood Planning Board Minutes
Tuesday August 8, 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 August 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 7:05pm. 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.

Public Hearing for the Consideration of Limited Environmental Impact & Design Review (EIDR) with consolidated Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) Approval for Parking Lot Expansion at Xaverian Brothers High School – 906 - 936 Clapboardtree Street

Ms. Rollings read the Legal Notice for the Public Meeting.

Mr. Giordano disclosed that his son Michael graduated from Xaverian Brothers in 2021, Michael is not a current student and Mr. Giordano does not sit on any boards.

Jacob Conca of Xaverian Brother High School was present and gave a summary of the project. He was joined by Eric Dubrule of Bohler Engineering and Jason Adams, the traffic engineer.

Mr. Conca gave a brief background about himself and Xaverian Brothers High School. He explained that the high school used to get overflow parking from Mercer, that was purchased by Moderna and now that overflow parking lot is no longer available to Xaverian Brothers High School.

Mr. Ames disclosed that he works for Moderna and was curious who Mr. Conca spoke to at Moderna. *Mr. Romulus said that he would have to confirm with Town Counsel.*

Eric Dubrule of Bohler Engineering discussed the technical details of the applications. He discussed stormwater catch basins, the water infiltration systems and the landscaping of 250 plantings. Mr. Dubrule discussed that trees will be removed and he went through the lighting plan.

Jason Adams, Traffic Consultant, McMahon -Bowman Consulting was present. Mr. Adams explained that he recorded a typical school day and special event traffic.

Peer Reviewer Phil Paradis of BETA was present to discuss the limited review. Mr. Paradis does not see a lot of issues and would like to hear about the additional plantings, luminaire height and he will review the stormwater management. He asked about the actual quantities of Earth Material Movement and additional handicapped parking spots. He explained that there is a discrepancy with the memo and the plan. He asked about the striping, the legend and the stop sign. Mr. Paradis also recommended the entrance from the intersection; it might add some queue length, to improve the traffic.

Board Comments:

- Traffic, forcing a right turn? There is significant traffic. *Mr. Conca: Pick up and dismissal is brutal. For bigger events, 500 guests, athletic games, bigger than the 8th grade graduation, they will contract details with Westwood PD.*
- Light pollution to the neighbors, looked at smart lighting, motion? Manual control? *Mr. Dubrule will look into it. Mr. Conca: It will probably be manual.*
- Contemplation for solar covering like at Westwood High School? *Mr. Conca: Not at this time.*
- Use 15 times a year for special events and future use. What is the future use? *Mr. Conca: Used the Moderna parking lot about 15 times. He would like expansion possibilities.*
- Phase 2, 54 spaces, when will this happen? *Mr. Conca: There is no hard date.*
- The gate at the entrance, will it be maintained in perpetuity? *Mr. Conca: Yes.*

- Upper level will it be grass? Any irrigation in the plan? *Mr. Dubrule: It will be seeded for grass, and screened from the street. Irrigation has not been discussed.*
- Opening in the back and the gap in the trees. *Mr. Dubrule: It will be a gate that is 18 feet wide for maintenance equipment. It will not be an exit or entrance for cars.*
- How many trees lost/replaced? *Mr. Dubrule: He noted them on the demolition plan and will try to maintain the trees on the perimeter. Add: 29 + 54 trees plus shrubs and perennials.*
- Planning Board members are concerned with the traffic burdens.
- How will it not end up as student parking? *Mr. Conca: No plans to expand the enrollment of the school, and have enough student parking now. 15 times a year Xaverian reached out to Moderna to ask for additional parking.*
- Have you explored other alternatives? Shuttle buses, etc.? *Mr. Conca: Have used shuttle buses in the past.*
- No plans to develop the 920 Marshall Street parcel.
- Grading/Stormwater details. *Mr. Dubrule: went through the grading and stormwater details and existing conditions. Will overbuild the stormwater for planning of Phase 2.*
- Will the parking lot be open for Flag Football? *Mr. Conca: No.*
- Grade changes, 30 feet, is there a grade by the back fence? *Mr. Dubrule: About 2 feet of grade.*
- Consider a walkway to connect with Clapboardtree without going through the parking lot.
- The gate looks very wide. *Mr. Dubrule: It is the size of 2 parking spots, and will come back with revised plans.*
- 121 spaces are the correct parking space number.
- Interested in the tree count, it is a good piece of data to have.
- Stormwater will be reviewed with the Conservation Commission.
- Landscape plan, there are a few non-native species. We like to see native species.
- Ledge removal, blasting? *Mr. Dubrule: Yes, have done some test pits.*
- Will not waive the full traffic study.
- Phase 2 will not be approved, that will be a separate application.
- How many spots will be lost from Moderna? *Mr. Conca: Does not have an exact number, about 120 spots, and that is how they came up with that number.*

Staff Comments:

Mr. Romulus: Allow for only maintenance equipment.

Ms. Rollings read the staff comments.

Gap in trees. 16 trees and 90 shrubs.

Mr. Romulus: In regards to the traffic study, there is a regulation, the Dover Amendment, because it is a school, we cannot hold back a project, we could ask for an updated plan.

Public Comments:

5 letters were submitted to the Planning Board and have been submitted into the record.

Daniel DeRoma

427 Washington Street

Dear Chairperson Rollins,

My name is Daniel DeRoma. In preparation for the Planning Board hearing August 8, 2023 regarding the proposed work by Xaverian Brothers High School as it impacts #906-#936 Clapboardtree Street, specifically Lots 7-12 & 18 on Assessor Map 23, I would like to submit this letter to be incorporated into the meeting record.

I own the home located at the corner of Marshall Street and Washington Street. Although my address is 427 Washington Street, all access to my home is from Marshall Street. I have three children under six years old. One of the primary reasons we purchased this home is because of the quiet dead-end street to raise our family.

All property owners on Marshall Street will incur substantial damages from the proposed work by Xaverian Brothers High School. We will be subject to decreases in property value, increased safety hazards due to higher traffic volume, environmental impacts of reduced wind barriers and significant increases to surface water runoff. Lastly, we are extremely concerned about the increased sound and lighting hazards from this work.

We would like the following questions answered regarding the proposed work:

1. Will there be any current or future plans to have entry, egress or overflow traffic from the parking lot onto Marshall Street?
2. Currently, for all exterior sporting events at XBHS, we hear spectator conversations, play-by-play announcements and general sport sounds from the type of game being played. Are there mitigation efforts planned to ensure the noise levels currently experienced by the

neighborhood will not be increased when the clearing of trees and organic materials is completed? Is there a sound study that can be shared?

3. Parking lot lighting can be extremely disruptive when abutting a residential community. Has a photometric layout been completed to ensure the Marshall Street homes will not be impacted? Will the light fixtures have shielding?

4. Drawing C-301 notes "approximate location & size of foundation for potential future supports (Typ. of 4)". What type of future development and construction is planned for this parking lot? Foundation design must take into consideration structure size, type of construction materials, building use type and live loading capacities. Can XBHS share these intentions as they would need to be addressed in order to accurately design foundations for future work.

Thank You,
Daniel DeRoma

Anna Dockery
15 Marshall Street

My name is Anna Dockery. In preparation of the planning board hearing on August 8, 2023 regarding the proposed work by Xaverian Brothers High School as it impacts #906-#936 Clapboardtree St., specifically lots 7-12 & 18 on the Assessor Map 23, I would like to submit this letter to be incorporated into the meeting record.

As a concerned resident of the town of Westwood who lives on Marshall St. with my two young children who recently moved to Westwood specifically for its safety, schools and real estate value below are my comments and requests based on the reviewed drawings submitted for the 906-936 Clapboardtree Street – Xaverian Brothers High School. We enter into this meeting with the hopes and trust that the board upholds the following criteria when reviewing this "expansion"

- We as residents of Westwood care deeply about Westwood and our neighbors and we expect our board members to reciprocate/mirror this care and concern as it is not brought onto them lightly.
- Planning board should investigate, question and challenge all applications with the best interest of the town in mind.
- Board should have careful consideration of how this affects students, families and schools for the town or Westwood and especially within the connected school district.
- Transparency and public input should be of highest priority.

There are 4 major concerns within the proposed "906-936 Clapboardtree Street" plans:

Safety for Neighbors and Children

-Traffic on Marshall St. Cars currently come up Marshall street at increased speed during events thinking they can cut through to the backside of Xaverian. Concern over public safety due to students trespassing via an easement to get to the streets in Islington.

-A parking lot directly abutting neighboring properties has a negative impact on Westwood residents' quality of life.

-Marshall St is a dead end street with over 10 school aged children always playing and with no adequate sidewalks.

-Students already cut through the back property of the school and through the private yards of residents.

-Intersection of Clapboardtree and Washington St. is already congested. Based on traffic study this will add additional congestion. Initial traffic study did not fully address peak times of traffic during Xaverian typical dismissal and pick up times. Would like to request a third party study to address traffic counts during the beginning of school, peak pick up times after school and events and how much time this overloads the intersection over a week's time.

- Ability to exit from Marshall St. during event times. (traffic study only looked at traffic on Clapboardtree and Washington St.). Cars will no longer be going straight through light to continue to Moderna parking lot which will cause a back-up on Washington Street and usually blocks Marshall St.

Residential Real Estate Value and Taxes

-Reduction of privacy for Westwood residents on Marshall St. reducing quality of life for the abutting residents.

-Concern over decline in Real Estate Value for residences abutting Xaverian. This continued expansion threatens one of the only remaining "affordable" neighborhoods in Westwood. And we use the word affordable lightly.

-Taking away residential homes from the new Pine Hill School district that is being built and created to accommodate the apparent influx of students coming to the town of Westwood. New families and students cannot come and attend the new school if all the houses are being scooped up by Xaverian. Including real estate tax revenue needed to pay for the school.

-Reduction of real estate value. The value of the home adjacent and abutting to Xaverian are becoming less desirable therefore reducing the value of the home.

Environmental

-Water runoff. There is a plan showing a below grade run-off system but is this enough? We have extreme water runoff that comes down our street during heavy rain that floods our basement. There are concerns for houses on Marshall street on how this parking lot will affect them with an increased amount of water run-off.

-Light - There will be light from the parking lot as well as increased sun exposure due to the removal of the mature tree line separating Xaverian from Marshall St. Currently.

-Trees- the removal of mature trees will increase significant exposure to the elements, sun and wind.

-Noise Pollution- There is already a large amount of noise pollution and disruption to neighbors during sports games and practices. We can hear everything over the loud speaker and all music being played as well as spectator conversations. Assuming the sound will greatly increase once the trees are gone, including the noise of crowds loitering in the parking lot during events.

Town of Westwood

-How is the expansion of a private catholic school benefiting the advancement of the town of Westwood?

-Will Xaverian pay taxes for the construction and permit costs for this project valued at over 1.5 million dollars?

-When Xaverian buys these residential properties do they pay taxes to the town of Westwood?

-Will the town of Westwood agree to reducing the estimated value of all homes abutting Xaverian to accommodate the reduction of resale value?

Additional Comments/Requests for Information

-Xaverian is placing 4 footings under the parking garage clearly with the plan of building another structure in the near future which would also assume their plans to purchase more residential homes in the neighborhood. Request for Xaverian to provide information supporting the needed quantity of 4 footings under the proposed parking lot.

-Requesting Xaverian to clarify intent for property on Marshall St. 23/018 with direct access to Marshall St.

-Requesting the consideration and alteration to the plan increasing the distance of the parking lot to 19' from the property line and remove the 17 spots on plan north which would remediate and hopefully save having to remove so many of the mature growth trees that serve as a sound, light, wind and privacy barrier for all homes on Marshall St.

_Request for third party study of traffic implications at intersection of Clapboardtree and Washington. There seems to be gaps in points of information such as a monday-friday study of traffic patterns as well as an evening sporting event.

-Requesting clarification of existing parking spots on Xaverian Property and estimated number of spots needed for sporting events during non school times.

Thank you in advance to the hearing committee and board for their review and consideration.

-Anna Dockery

Kara Buckley 61 Glandore Rd

To Whom It May Concern: I am writing in regards to the submission from Xaverian for a parking lot permit on Clapboard Tree. While I appreciate that this school is an important business/institution for the town, I have several concerns which must be addressed to ensure that all town residents are protected throughout the process. First, it is concerning that they are attempting to waive a full traffic study. Second, it is also important to look at the use of language indicating that the lot is "expected" to be used during special events only - versus "confirmed" that it would be used for special events only. We regularly drive our three kids back and forth to sports and school via this road - and anyone who drives Clapboard Tree Road during peak school hours or special events at the school knows that there are major congestion implications - even with the current entrances and exits only - so adding new entrance and exits to the mix on the same road will undoubtedly impact traffic for all residents ... and that street is an important thoroughway. The traffic memo from their own consultant also acknowledges that there will be changes in traffic patterns to surrounding roadways. There is no excuse for skipping a full traffic study - cost should not be an exception when the impact could be something that all residents contend with. A traffic study could also be an opportunity - if they scoped it in the right way and sought to find alternative solutions that could meet their needs and address some of the current congestion on road. In addition, on the usage front, there should be a "guarantee" that the lot will only be used for non-school hours and that if their intent changes, a new traffic study would need to be conducted to assess the roadway conditions before allowing. Creating the infrastructure now could easily become a slippery slope in the future. Thank you for your consideration and I look forward to seeing the right checks and balances implemented as a part of this process to ensure that we can find a way to meet the needs of the institution and the people.

Best, Kara Buckley

Tripp Underwood

49 Marshall Street

To whom it may concern,

I own a home on Marshall St., the quiet cul-du-sac abutting 906-936 Clapboard Street; the proposed parking lot expansion for Xaverian Brothers High School, which would build a commercial parking lot in a residential zone. My neighbors and I have serious reservations about the school's plan, especially Lot 18, which has been included in Xaverian's approval, but no clear plans for the lot were submitted to the town. This makes me incredibly wary because Lot 18 has a direct egress onto our street. Here are my most pressing concerns:

1. Safety—Marshall St. is home to many children. (At least 10 by my count.) Xaverian school parking will obviously accommodate young drivers to an extent, many of whom may try to exit/enter the lot via our road.

According to the CDC, teenage drivers are 3x more likely to be involved in a fatal accident. 39% of all teenage drivers admit to answering texts or emails behind the wheel. Any egress from Lot 18 to Marshall St statistically increases the chances children/families on this street will be injured or killed by an inexperienced driver.

2. Property value—our home was purchased on a small residential street and is appraised as such. Building a parking lot within 50 feet of it will undoubtedly decrease the value of our and our neighbor's homes. I don't begrudge the school for wanting to accommodate more cars at its facility, but I hardly think taxpayers should have their homes decrease in value to accommodate the conveniences of a non-taxed entity. In addition, the school has purchased two homes for demolition. This plan is actively reducing property tax for the town.

3. Environmental impact— The proposed parking lot will cut down dozens of trees in the area and replace them with cement. Anytime large quantities of trees are cut down, the remaining trees and surrounding environments are impacted. Following the last XB parking lot expansion, trees left standing in our neighborhood were forced to absorb more wind and weather. As a result we've seen a large increase in the number of dead trees and felled branches in the area, including a large branch that fell on our neighbor's home. It also impacted the groundwater in our backyard leading to basement flooding after large storms—an issue the house had never experienced prior to the lot expansion.

4. Traffic—Marshall st. sits at the corner of Washington street and Clapboard street, the two busiest streets in Westwood; coming together in a notoriously difficult intersection with a long light. If people can access the XB lot from Marshall st., what's to stop them from using it to avoid traffic that continually builds up at the intersection, complicating traffic not only on our road, but on clapboard street as well? Can we ensure that GPS systems won't route people through it to avoid said traffic? Only a cement barrier making the lot inaccessible from Marshall Street can prevent this.

5. Lack of clarity around the school's future plans—the fact that Lot 18 has been included in this approval, but no clear plans for the lot were submitted to the town, is concerning. Even if the plans are altered today, will we have to go through a similar exercise soon?

Despite these grievances, I want to assure you we and the other families on Marshall Street are reasonable people. None of us are NIMBY curmudgeons who live to complain for the sake of complaining. But asking tax paying families to endure increased traffic, the potential risk to our children, and have our properties devalued--all for the convenience of a non-profit entity looking to expand parking onto a residential lot that is not zoned for such development--feels like a bridge too far.

Mohammad Abolmaasomi
44 Marshall Street

This is Mohammad Abolmaasomi residing at 44 Marshall Street, Westwood, regarding the upcoming Xaverian High School parking project that would be built directly behind a number of houses behind Marshall street. We are affected the most since the parking lot extends the closest to our house: the plan outlines the first row of 17 parking spaces only 13 feet away from our property. This would expose us to traffic, light, and noise, not to mention safety concerns without a proper fence which is not included in the plan. The present plan (so-called "overflow parking") contains 120 parking spaces plus an additional 56 spaces that would be built directly behind our property.

We have met with Xaverian headmaster Dr. Jacob Conca about our concerns, mainly about the removal of the row of 17 spaces closest to us, creating more privacy and a wider buffer zone. We also emphasized the issue of safety, since there have been a number of accidents on Clapboardtree already. This parking project being so close to the intersection of Clapboardtree and Washington street will only increase the traffic volume in the area, as well as through Marshall street by those who think they can cut through or are guided by GPS. The empty lot to the left of our property is another concern as to how it is going to be used, since it has an egress to Marshall Street. In light of these issues, it would be sensible to reduce the number of parking spaces.

With all the houses that have been torn down in this area, the trees cut down and loss of wildlife is bound to have an environmental impact. We are simply reaching out to the town to address the residents' concerns.

With regards,
Mohammad Abolmaasomi

Mr. Milad Chamo, 16 Marshall Street: Had concerns with the separation of the lot and Marshall Street. Retaining wall, will there be a fence? Any barrier or green space between the properties. 930 Clapboardtree Street, access through the lot? What are the future plans of the lot? *Mr. Dubrule: Required: 10 feet buffer and it will be 13 feet. Proposed 6-8 feet in height. It will be a thick screening buffer with a boulder wall on the corner of the lot. Mr. Conca: There is no egress or access to Marshall Street.*

Mr. Emad Qasrawi, 946 Clapboardtree Street. Mr. Qasrawi wants a detailed traffic study and has safety and traffic concerns. *Mr. Romulus: There is a limited review because it is being used for educational purposes, Dover Amendment. Based on the type of use: Education is one of them. Can we add a traffic light? The road ownership is under MassDOT. Adding a light has to come from the state. Ms Rollings asked that the applicant reconsider the Traffic Study and not to waive it.*

Mr. Qasrawi typed in chat: There have been many almost deadly accidents due to the irresponsible action of the 2nd lane on Clapboardtree.Can we get an accident report on that section of Clapboardtree since 2012? Till today it should be illegal to turn left.

Why not move the parking as close to the baseball field? That makes the traffic backup that will hit the intersection easier. Every day at 8:00 AM, traffic is backed up from the Xaverian entrance to the intersection.

Josh & Joanna Blaney, 41 Marshall Street. They wanted to confirm that there are no plans for the 930 Clapboardtree Street property. There was a plan for a building for sporting equipment. Currently looks like a driveway, did the plan get canceled to store equipment? *Mr. Conca: Potential future use, no plans for using that land, but want to maintain it.*

Mohammad Abolmaasomi, 44 Marshall Street. He is looking for more privacy. Concerned with headlights. Wants a wider buffer zone and a fence. Would like to eliminate or rearrange 17 parking spaces. Mr. Conca will take the comments into consideration.

J. Blaney, 41 Marshall Street typed in chat: As a neighbor, Xaverian told us, they had a plan to put a storage building on 930 Clapboardtree St. This is mysteriously left off the plan. What is the plan? Can we have access to Marshall St. closed off to prevent traffic from the lot going on to Marshall St. if the gate is left open? If the gateway to 930 Clapboardtree is only for a lawnmower then why is it 18 feet wide?

There are several practice fields behind the school, why not use those for parking and put the practice fields on these lots. This should alleviate traffic close to the intersection which is already a major issue. *Mr. Conca: We have considered alternate spots, and did a campus wide assessment a few years back. It is not big enough for a regulation field, and with the grading it would require a lot of work. Why do these lights have to be on 365 days a year if they are only being used for special events, 12-15 times per year? Mr. Conca: the lights will not be on every day, only when they are in use.*

Nicole Underwood-49 Marshall Street: The Marshall Street neighbors are very concerned about that egress. Also concerned with an approval for Lot 18 being included without a specific plan for that driveway.

Steven Olanoff, 52 Glandore Road, typed in chat. What TDM Is being provided to mitigate this project? *Mr. Dubrule: Concerns with traffic we are trying to park existing staff at the school. It is an existing need, it is not new traffic and limited to 15 or less events.*

E. Siegel, 257 Alder Road, typed in chat: Is it possible for the lights being added in the parking lot to use solar energy? *It will be reviewed with the lighting consultant.*

F. Fusco, 20 Pine Lane, typed in chat. I just took a drive to Marshall St. I assume it's the vacant lot we are talking about. There already seems to be a car wide path existing. Will the access from Marshall St. be very apparent to abutters? If lawn mowers and outdoor equipment are to be using a path from Marshall St, will there also be trucks potentially parked on Marshall St? Also, is the equipment used going to be battery operated? I would think gas pollution could be mitigated to the neighbors by not using gas powered equipment. *Mr. Conca: No interest in accessing this lot from Marshall Street, only from the parking lot.*

A. Dockery, 15 Marshall Street typed in chat: Concern is over the amount of mature trees being removed between the school and Marshall St. Would like to see the removal of the 17 spots plan north and increase the distance between the Marshall St. properties and the parking lot.

Action Taken:

Motion for Continuance:

Ms. Wynne moved that the Planning Board continue the public hearing for Limited Environmental Impact & Design Review (EIDR) with consolidated Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) Approval for 906 - 936 Clapboardtree Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on July 19, 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 Environmental Impact & Design Review (EIDR) of Proposed Alterations to Mercedes-Benz – 425 Providence Highway (Continued from 6/20/23)

Attorney Paula Devereaux of Pierce Atwood in Boston, was present representing Group One Automotive, Mercedes Benz Dealership of Westwood. The team has been working on peer review comments.

Shane Oates, Independence Engineering, was present. He had some updates and has been working with BETA on revisions. Mr. Oates addressed the outstanding comments from BETA.

- Impervious surfaces are now under 80%.
- Storage spaces, nothing is proposed in this area.
- Will provide a stormwater, inspection and maintenance report.
- Will provide soil test data before construction for the proposed infiltration system.
- Provided Snow Storage locations, snow is removed off site.

Phil Paradis, BETA, was present with Landscape Peer Reviewer Mike Sinesi. Mr. Paradis will need to follow up with the responses. The lighting plan is missing, and he stated that it cannot exceed 10 lumens in a few locations and cannot exceed a 25 foot pole.

Mike Sinesi, had 2 follow ups.

- Energy efficiency, did not see a solar ready zone.
- Paths for pedestrians, maybe have a more obvious path.

Mr. Brice Johnson: Code is requiring solar ready zones for the building. Mr. Oates: Solar panels will be put on the roof

Board Comments:

- Landscape Plan: The Chair saw several non-native species on the plan, the Town requires all native species. *Mr. Oates: Can revise them for a quick review.*

Staff Comments:

Impervious surface comment from the Building Department.

Follow up with Dedham Westwood Water District.

Mr. Oates stated that he will be meeting with the ZBA

Action Taken:

Motion for Waivers:

Mr. Ames moved that the Planning Board grant the following waivers in association with the application for Environmental Impact & Design Review (EIDR) Approval for Mercedes-Benz at 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.

1. 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.

2. Waiver from strict compliance with Section 7.3.7.7 of the Westwood Zoning Bylaw requiring the submission of a presentation model.

Ms. Wynne seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes

Kathleen Wynne-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Christopher A. Pfaff-Yes

Motion for EIDR Approval:

Ms. Wynne moved that the Planning Board grant Environmental Impact & Design Review (EIDR) Approval for the proposed Mercedes-Benz partial demolition and reconstruction at 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, 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 which shall include, but not limited to:

- Location of hazardous materials from auto service facilities will be handled and stored,
- Provisions for inspection and maintenance for all stormwater BMPs,
- Manufacturer's recommended maintenance procedures for proprietary BMP's
- Spill prevention and response plan,
- A map indicating anticipated snow storage areas,
- A map showing the location of the systems and facilities including all structural and nonstructural stormwater best management practices.

4. Prior to the issuance of a Building Permit the applicant must submit an updated stormwater Pollution Prevention Plan (SWPPP) to be reviewed and approved by the Town Planner.

5. Prior to the issuance of a Building Permit the applicant must submit an updated photometric plan to be reviewed and approved by the Town Planner.

6. Prior to the issuance of a Building Permit the applicant must submit updated architectural plans to reflect solar ready roofing to be reviewed and approved by the Town Planner.

7. Prior to the issuance of a Building Permit the applicant must submit an updated landscaping plan to reflect native plant species to be reviewed and approved by the Town Planner.

8. Prior to the issuance of a Building Permit the applicant must submit an updated Site Plan indicating a crosswalk connecting the paver walkway by the flagpole to the dealership, to be reviewed and approved by the Town Planner.

9. Prior to the issuance of a Building Permit the applicant must submit a Plan to be reviewed and approved by the Town Planner which shall include, but not limited to:

- Test pit data from qualified soils professional at all new infiltration areas, including description of soil textures and estimated seasonal high groundwater elevations,
- Soil test data in footprint for proposed infiltration system,
- Quantity and composition of earth materials to be exported, imported or regraded.

10. 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.

11. 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.

12. 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.

13. 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.

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

15. 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.

16. Applicant is responsible for obtaining any other required permits including but not limited to observation, 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

Motion to Close the Public Hearing:

Ms. Wynne moved that the Planning Board close the Environmental Impact & Design Review (EIDR) Approval public hearing for the proposed Mercedes-Benz partial demolition and reconstruction at 425 Providence Highway.

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 Environmental Impact & Design Review (EIDR) Approval for New Cemetery Shed to Replace Cemetery Barn at 909 High Street - 0 High Street (continued from 7/11/23)

Kristine Meaney, Project Engineer, Site Design Professionals was present to discuss the revised plans for the New Cemetery Maintenance Shed.

Has enhanced storm water system and treats the required runoff and groundwater recharge and phosphorus removal.

Ms. Meaney went through BETA's outstanding review.

- Concern with the berm, so added fill and will create swale.
- Site distance, added 2 caution Blind Driveway signs.
- Added a Rain Guardian, a new water quality device along with granite curbing.
- All major fueling is done at Carby Street, but will have small canisters of fuel in the building.

Brendan Ryan, DPW Asst. Director/Operations Manager, was present to discuss the operation. Lawn mowers, backhoe, mostly hand tools. Hazardous material, about 4 5-gallon jugs of gas to fill the equipment.

Phil Paradis, BETA, Peer reviewer was present. Has addressed all comments. The watershed protection district relative to storing gasoline, interior to a building. There are floor drains that will be directed to a storage facility.

Board Comments:

- What is protected? *Mr. Paradis: Fuel the equipment in the building, there will be no runoff and spillage will go into the storage tank.*
- Ms. Meaney: It is a gas trap manhole, it is deep, but do not have any information of the structure, it will be moved to this facility.
- There should be a spill contingency. *Ms. Meaney can come up with one.*
- Maintenance for vehicles is off site.
- What is the current process? *Mr. Ryan can send a detailed email. 4-5 5 gallon drums, backhoe goes to Carby Street.*

Mr. Romulus recommended approving the application with conditions brought up by the Planning Board.

Action Taken:

Motion for Waivers:

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 new DPW Cemetery Shed at 909 High Street - 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.

1. Waiver from strict compliance with Section 7.3.7.1.6 of the Westwood Zoning Bylaw requiring the submission of a Stormwater Drainage Report.

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. Ames seconded the motion.

Roll Call Vote:

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

Motion for Environmental Impact & Design Review (EIDR) Approval:

Ms. Wynne moved that the Planning Board grant the Environmental Impact & Design Review (EIDR) Approval for the new DPW Cemetery Shed 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, subject to the following conditions:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
2. If the Project, or any Condition imposed in this Decision, requires any other permit, license, or other approval from any board or commission, or any agency of the Town of Westwood, or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same and shall obtain all required approvals prior to the start of any work. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for an amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A §9 and all applicable Planning Board rules and regulations.
3. Any proposed alterations, modifications, deletions or changes to the EIDR shall be requested in writing to the Town Planner and Building Commissioner prior to implementation. Proposed alterations which are considered de minimis by the Building Commissioner may be accepted as a note to the file. Proposed alterations which are considered minor by the Building Commissioner shall require the filing of an Application of Modification of an EIDR for review by the Planning Board at a publicly posted Planning Board meeting. Proposed alterations which are determined to be major by the Building Commissioner or by the Planning Board, shall be considered by the Planning Board as a formal Amendment to the EIDR and will require a new public hearing before the Planning Board.
4. Prior to the issuance of a Building Permit the applicant must submit an updated set of plans providing detail on newly proposed infiltration basin and revising western swale to discharge directly to infiltration basin to be reviewed and approved by the Town Planner.
5. Prior to the issuance of a Building Permit the applicant must submit an updated Operations and Maintenance (O&M) Plan providing information on any hazardous materials to be stored on site and a spill contingency plan to be reviewed and approved by the Town Planner.
6. The Applicant shall submit a Construction Sequencing Plan for review and approval by the Town Planner and Consulting Town Engineer prior to the issuance of a Building Permit for the Project.
7. All Project-related construction activities shall comply with the timeframes set forth in the Town's General Bylaws Chapter 292, for Noise and Construction, which allow such work Monday through Saturday between the hours of 7:00 a.m. and 7:00 p.m., and Sunday between the hours of 12:00 p.m. and 7:00 p.m.
8. All trucks carrying earth material to or from 0 High Street shall be required to access the Property directly over the site access drive via eastbound or westbound High Street; and no trucks associated with the Project shall be permitted to travel on any non-arterial road in Westwood.

9. Any trucks delivering or removing materials shall be covered as to prevent said material from spilling onto the public roadway and any spilled material shall be cleaned from High Street and any other roadways traveled in the transport of earth material to and from the site.
10. The existing pavement on High Street shall be protected from damage from loading and unloading of material and/or equipment related to the proposed construction.
11. There shall be no substandard or hazardous fill material used with this Project. Prior to the import of any earth material, the Applicant shall submit certification to the Town Planner and Building Commissioner from the company providing said material, stating that the material does not contain any hazardous material.
12. All chemicals used during construction shall be located in a designated containment area and shall be located on an impervious surface designed to prevent the discharge of contaminated run-off into the soil or groundwater.
13. The Applicant shall promptly repair any damage which the Applicant or its agents cause to sidewalks, street pavement, signs, or other fixtures or features within the public right-of-way, after first obtaining permission from the Town Department of Public Works or Massachusetts Department of Public Works. Such repairs shall be performed to Town of Westwood standards.
14. All landscaping approved herein shall be installed at the earliest possible date, but only during the spring growing season running from April 15 thru June 15 or during the fall growing season running from September 15 thru November 15. Any plantings that do not survive shall be replaced in-kind in perpetuity at the Property Owner's expense.
15. All proposed dumpsters, compactors, trash and/or recycling containers, generators, gas tanks, electrical switchgear, electric transformers, and similar features shall be fully screened from view by gated solid enclosures constructed of wood, stone, brick or similar materials, and shall not include chain link fencing. Dumpsters, compactors, trash and/or recycling containers shall have an impermeable lid or cover integral to the dumpster, compactor or container itself, and shall be located on a concrete surface designed to prevent the discharge of contaminated run-off or leachate into the soil or groundwater. Gates shall be closed and fastened at all times other than active loading and/or unloading of trash and/or recycling materials.
16. The Applicant shall obtain approval by the Town Planner for any signage not included in this Application and shall obtain all required Signage Permits from the Building Division prior to installation.
17. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.
18. The Applicant shall submit As-Built plans at the conclusion of construction, which shall indicate the location of all water quality units, underground storage tanks, pipes and/or appurtenances which remain on the site, prior to the issuance of a Certificate of Occupancy for the Property. The As-Built plans shall be delivered in a format approved by the Information Systems Director for compatibility with the Town of Westwood GIS database.
19. This 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 this Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial continued progress of the approved activity.

Mr. Ames seconded the motion.

Discussion: Mr. Ryan had a question about an exit, but Mr. Romulus said it did not pertain to this application.

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 Environmental Impact & Design Review (EIDR) Approval public hearing for the proposed DPW Cemetery Shed at 0 High Street.

Mr. Ames seconded the motion.

Roll Call Vote:

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

Continuation of Public Hearing for Environmental Impact & Design Review (EIDR) Approval and Consideration of Special Permit for Reduction of Required Off-Street Parking – 190 Washington Street (continued from 7/11/23)

Attorney Peter Zahka was present with Joe Bettencourt and Paul Marchionda.
Lights in the lighting plan are now facing down.

Tom Houston, PSC, Peer Reviewer, outstanding issues have been addressed.
Seems to be all squared away.

Board Comments:

None

Staff Comments:

Mr. Romulus: Tree plantings in the landscaped area. Propose medium sized shade trees to be planted.
Recommend that the Board recommend this application with conditions.

Public Comments:

Steve Olanoff, 52 Glandore Road. Is there continuous concrete along the sidewalk? *Mr. Houston: No it is not. It does not specify the material. Accessible ramps, not at sidewalk level. It could work functionally either way, but Mr. Olanoff is correct. It will give the pedestrian priority; the engineer will have to work out the grades.*
It will be added as a condition.

Action Taken:

Motion for Waivers:

Mr. Pfaff moved that the Planning Board grant the following waivers in association with the application for an Off Street Parking Special Permit and Environmental Impact & Design Review (EIDR) Approval for Skye Realty Management, LLC at 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.

1. Waiver from strict compliance with Sections 6.1.19.1 and 6.1.19.2 to permit reduction in required landscape areas.
2. Waiver from strict compliance with Section 7.3.7.2 requiring photometric plan for exterior lighting to permit submission of light fixture specifications.
3. Waiver from strict compliance with Section 7.3.7.3 requiring full traffic study to permit abbreviated traffic analysis.
4. Waiver from strict compliance with Section 7.3.7.7 requiring 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 Special Permit & Consolidated EMM-EIDR Approval:

Mr. Ames moved that the Planning Board grant the Off-Street Parking Special Permit and consolidated Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) Approval for Skye Realty Management, LLC at 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, subject to the following conditions:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans, in all respects, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.

2. If the Project, or any Condition imposed in this Decision, requires any other permit, license, or other approval from any board or commission, or any agency of the Town of Westwood, or other regulatory agency of the Commonwealth or the federal government, the Applicant shall make an appropriate application for the same and shall obtain all required approvals prior to the start of any work. If any condition of such permit, license, or other approval from any other board, committee, or agency is inconsistent with this Decision, the Applicant shall make application to the Planning Board for an amendment of this Decision, and the Planning Board shall consider such application in accordance with the requirements of M.G.L. Chapter 40A §9 and all applicable Planning Board rules and regulations.
3. Any proposed alterations, modifications, deletions or changes to the Special Permit EMM-EIDR approval shall be requested in writing to the Town Planner and Building Commissioner prior to implementation. Proposed alterations which are considered de minimis by the Building Commissioner may be accepted as a note to the file. Proposed alterations which are considered minor by the Building Commissioner shall require the filing of an Application of Modification of Special Permit EMM-EIDR approval for review by the Planning Board at a publicly posted Planning Board meeting. Proposed alterations which are determined to be major by the Building Commissioner or by the Planning Board, shall be considered by the Planning Board as a formal Amendment to the Special Permit EMM-EIDR approval and will require a new public hearing before the Planning Board.
4. Prior to the issuance of a Building Permit the applicant must submit a revised Landscaping Plan indicating two American Hornbeam, *Carpinus caroliniana*, 8-10' HT, in the landscaped space fronting Washington Street between the curb cut and Waldo way, as well as a native species replacement of the 200 gray headed coneflowers to be reviewed and approved by the Town Planner.
5. Prior to the issuance of a Building Permit the applicant must submit a revised site plan to keep the sidewalk of concrete material and at grade with the driveway opening to be reviewed and approved by the Town Planner.
6. 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.
7. All trucks carrying earth material to or from 190 Washington Street shall be required to access the Property directly over the site access drive via eastbound or westbound Washington Street; and no trucks associated with the Project shall be permitted to travel on any non-arterial road in Westwood. Said trucks shall be prohibited from entering or exiting the Property between the hours of 7:00 am and 9:00 am, and between the hours of 4:00 pm and 6:00 pm Mondays thru Fridays.
8. Any trucks delivering or removing materials shall be covered as to prevent said material from spilling onto the public roadway and any spilled material shall be cleaned from Washington Street and any other roadways traveled in the transport of earth material to and from the site.
9. The existing pavement on Washington Street shall be protected from damage from loading and unloading of material and/or equipment related to the proposed construction.
10. There shall be no substandard or hazardous fill material used with this Project. Prior to the import of any earth material, the Applicant shall submit certification to the Town Planner and Building Commissioner from the company providing said material, stating that the material does not contain any hazardous material.
11. All chemicals used during construction shall be located in a designated containment area and shall be located on an impervious surface designed to prevent the discharge of contaminated run-off into the soil or groundwater.
12. The Applicant shall promptly repair any damage which the Applicant or its agents cause to sidewalks, street pavement, signs, or other fixtures or features within the public right-of-way, after first obtaining permission from the Town Department of Public Works or Massachusetts Department of Public Works. Such repairs shall be performed to Town of Westwood standards.
13. All landscaping approved herein shall be installed at the earliest possible date, but only during the spring growing season running from April 15 thru June 15 or during the fall growing season running from September 15 thru November 15. Any plantings that do not survive shall be replaced in-kind in perpetuity at the Property Owner's expense.

14. All proposed dumpsters, compactors, trash and/or recycling containers, generators, gas tanks, electrical switchgear, electric transformers, and similar features shall be fully screened from view by gated solid enclosures constructed of wood, stone, brick or similar materials, and shall not include chain link fencing. Dumpsters, compactors, trash and/or recycling containers shall have an impermeable lid or cover integral to the dumpster, compactor or container itself, and shall be located on a concrete surface designed to prevent the discharge of contaminated run-off or leachate into the soil or groundwater. Gates shall be closed and fastened at all times other than active loading and/or unloading of trash and/or recycling materials.

15. The Applicant shall obtain approval by the Town Planner for any signage not included in this Application and shall obtain all required Signage Permits from the Building Division prior to installation.

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

17. The Applicant shall submit As-Built plans at the conclusion of construction, which shall indicate the location of all water quality units, underground storage tanks, pipes and/or appurtenances which remain on the site, prior to the issuance of a Certificate of Occupancy for the Property. The As-Built plans shall be delivered in a format approved by the Information Systems Director for compatibility with the Town of Westwood GIS database.

18. This Special Permit EMM-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 this Approval, the term "substantial use thereof or construction thereunder" shall mean the commencement and substantial continued progress of the approved activity.

Ms. Wynne seconded the motion.

Discussion:

- Mr. Zahka clarified that the proper language was in the decision.

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:

Mr. Pfaff moved that the Planning Board close the Off-Street Parking Special Permit and Consolidated Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) Approval public hearing for the proposed commercial redevelopment at 190 Washington Street.

Mr. Ames seconded the motion.

Roll Call Vote:

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

Continuation of Public Hearing for Consideration of Mixed-use Multi-family Residential Overlay District (MUMFROD) Special Permit for Mixed-use Redevelopment – 22 Everett Street (continued from 6/20/23)

Attorney Peter Zahka, Giorgio Petruzzello, Mike McKay, Zachary Richards & Angela Botto were present.

Mr. Zahka did a quick recap of the comments from Mr. Houston at PSC. On July 31st there was a site visit. This redevelopment has been presented to the Conservation Commission. He stated that the number of units has been reduced from 158 to 150. There is a revised parking plan and an increase in the number of parking spaces.

Zachary Richards, Bohler Engineering presented an overall rendering. He explained that the dog park has been eliminated, but will still be dog and pedestrian friendly. He discussed the amenities space and an inclusive playground along with ADA parking spaces. The infiltration treatment system has been upscaled and crosswalk and ADA compliant ramps have been added.

Mike McKay, project architect, discussed that bike storage rooms have been added off the lobby in Building A. Building B will have an additional bike area off the garage along with bike charging stations. Both buildings will have solar panels.

Mr. Zahka discussed the bedroom distribution. Now at 22.08 units/acre and 10% are affordable units. There will be 12 1-bedroom, 9 2-bedrooms and 2 3-bedrooms for a total of 23 units. Revised parking spaces are now 254 parking spaces.

Lawrence Cranor, RKG Associates, Fiscal Peer Reviewer was present. His report was based on 158 units. Mr. Cranor explained how he came up with his numbers and compared it to Mark Fougere's report. 26 students, 5 are estimated Special Ed. There will be no net cost to the Town. Schools, only special needs kids were in the analysis.

Board Comments:

- Sewer expense? Was it taken into account? *Mr. Cranor: No it was not.*
- Education costs, 21 other students? *No staffing needs.*
- How did you arrive at 26? *From Mr. Fougere's report, he has a large database.*
- Is it local information? Special needs requirements? *Mr. Cranor: With conversations with the school department that number is 18.9%.*
- Communities with desirable school districts? *It may attract more students. Typically, studios and 1 bedrooms generate very few students.*
- Would like to see numbers recalculated.
- The variable needs to be addressed.
- The School Committee needs to be a part of this.
- Did the Fire Department include staffing?
- Are we aligned with the School Committee?

Mr. Romulus explained that the scope of the Fiscal Peer Review was to review and verify the Fougere Report.

Mr. Zahka feels that he is at a disadvantage because Mr. Fougere is not at the meeting, but has been looking for Mr. Cranor's report.

Staff Comments:

Mr. Romulus stated that there is a small pool that does this Fiscal Peer Review. He did reach out to the Fire Department, and compared it to Gables, they get 60 calls annually.

Tom Houston, PSC Peer Reviewer is impressed with the careful responses.

- Stormwater, he is pleased to see the upgrades.
- Pleased to see the accessible playground.
- Elimination of the dog park is a positive.

Board Comments:

- Dumpsters will be screened? *Mr. Richards: Yes.*
- Has anyone reached out to Norwood? *Mr. Richards: We did early once, but will touch bases again.*
- Solar? *Mr. Petruzzello: Still working out the solar details and are talking with 2 vendors.*
- How will the school buses work? *Mr. Richards: There will be a dedicated location for the school buses.*
- Uber pick up, UPS, Amazon deliveries? *Mr. Richards: They have identified short term loading areas. It will be easy to accommodate.*
- Have you met with a Disability Group? *Mr. Petruzzello will have more information about the inclusive playground at the next meeting.*
- EV charging stations, potential safety concerns. *The Fire Department will work closely with the applicant. Mr. Petruzzello spoke with Chief Deckers, he would like the EV chargers on the outside of the property, not in the garage.*
- Traffic concerns.

Public Comments:

Steven Olanoff, 52 Glandore Road: Mr. Olanoff had a Pedestrian Bicycle comment about the path to East Street. How can they get there? He explained that they will do it anyway.

Action Taken:

Motion for Continuance:

Mr. Ames 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, September 26, 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

Consideration of Modification for a Flexible Multiple Use Overlay District (FMUOD) Special Permit - Mixed-use Redevelopment – 436 Washington Street

Stephen David, was present.

Mr. David took the building down and has triggered a monitor modification.

Structural engineer suggested taking down the walls and he spoke with the Building Department. The roof was collapsing and then gutted it and took down the walls.

Board Comments:

- Who determined that it was a minor modification? *Mr. David: It was Ms. Loughnane or Mr. Romulus.*
- Mr. Romulus clarified, it is a modification request.
- Did you receive a permit to demo?
- Environmental testing? *Mr. David: There was asbestos and followed DEP and hired a company and the report has been uploaded.*
- Were the storm drains protected? *Mr. David: It was all interior and encapsulated and the report has been uploaded.*
- We allowed certain waivers based on the old building, is the change minor? Not a lot has changed. It is not a major modification. *Mr. Romulus: Based on Mr. David's actions, before building approval. It is now a different project.*
- Mr. David: The building will go in the same location, nothing else will change. The walls were taken down, structural engineers report. Waivers are still applicable and built on the same footing.
- Is this a major modification of what we approved? Mr. David: Struggling with major/minor. Simply changing the materials. He has been issued a permit. The walls were not structurally sound and better to build from the ground up. He did it because he had to and wants to move forward.
- Mr. David commented on the timing. April 6, the walls could not work. April 12 got the building permit. It is documented in the letter.

Action Taken:

Motion for a Minor Modification:

Mr. Pfaff moved that the Planning Board find the proposed modifications for 436 Washington Street to be minor in nature.

Ms. Wynne seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-No
Kathleen Wynne-Yes
Joshua C. Ames-No
Philip M. Giordano-Yes
Christopher A. Pfaff-Yes

Motion for Continuance:

Ms. Wynne moved that the Planning Board continue the Modification request for a Flexible Multiple Use Overlay District (FMUOD) Special Permit Approval for 436 Washington Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on August 4, 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. Giordano seconded.

Roll Call Vote:

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

Consideration of Proposed Approval Not Required (ANR) Plan for 439 Gay Street and 15 Milk Street

Mr. Romulus stated that the ANR plans meet the frontage and the lot size and he sees no issues.

Action Taken:

Motion to Endorse ANR Plan:

Ms. Wynne moved that the Planning Board find the Approval Not Required Application for 439 Gay Street and 15 Milk Street, dated July 26, 2023, to be complete, and that the Board vote to endorse the submitted plan as not requiring approval under the Subdivision Control Laws.

Mr. Ames seconded the motion.

Roll Call Vote:

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

Review of Draft Meeting Minutes from June 6, 2023 & July 11, 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 June 6, 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

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 July 11, 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

Updates from Agency and Committee Representatives

None.

Adjournment

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 adjourn at 12:58 am on August 9, 2023.

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: [2023/08/08 07:00 PM Planning Board Regular Meeting - Web Outline - Town of Westwood, Massachusetts \(iqm2.com\)](https://www.townhall.westwood.ma.us/departments/community-economic-development/planning-division)

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

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| 906-936 Clapboardtree Street (Xaverian Brothers High School) Letter to Marshall Street residents, J. Conca, 3/22/2023, 1 page. Clapboardtree St 906-936 - Xaverian - Design Standards, Bohler, 6/30,2023, 6 pages. Clapboardtree St 906-936 - Xaverian - Exterior Lighting Plan, V. Dilorio, 6/28/2023, 2 pages. Clapboardtree St 906-936 - Xaverian - Photographs, Bohler, 6/30,2023, 5 pages. Clapboardtree St 906-936 - Xaverian - Project Narrative, Bohler, 6/30,2023, 1 page. Clapboardtree St 906-936 - Xaverian - Site Plan, Bohler, 6/30,2023, 17 pages. | PDF |
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| <p>439 Gay Street & 15 Milk Street Gay St 439 & Milk St 15 - Plan V1, Nitsch Engineering, 6/9/2023, 1 page.</p> | PDF |

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