

**Westwood Planning Board Minutes
Tuesday September 12, 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 September 12, 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 7:00pm. The remote meeting was video recorded by Westwood Media Center and was available on Comcast channel 6, 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: Elijah Romulus, Town Planner, Nora Loughnane, Director of Community & Economic Development, Amanda Wolfe, Housing & Land Use Planner and Jessica Cole, who recorded the meeting minutes.

Continuation of 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 (continued from July 11, 2023) – Request for Leave to Withdraw without Prejudice

Mr. Romulus stated that the applicants were not present, but did have a letter to share from the owner Georgio Petruzzello and he read the letter.

Mr. Petruzzello requested to withdraw the application.

Mr. Romulus looked into the signage for Washington Street and it went through the proper channels of the Building Department.

Public Comments:

None.

Action Taken:

Motion Granting Withdrawal Without Prejudice:

Mr. Pfaff moved that the Planning Board grant the request for withdrawal of the application for Modification to FMUOD Special Permit for the Islington Center Redevelopment Project to Permit Two Free-standing Signs- 266-298 Washington Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on May 16, 2023 without prejudice.

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 Public Hearing:

Mr. Ames moved that the Planning Board close the Modification to FMUOD Special Permit for the Islington Center Redevelopment Project Public Hearing to Permit Two Free-standing Signs- 266-298 Washington Street.

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

Continuation of 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 (continued from 7/11/23)

Cathy Ware, applicant, was present, the monopole will not need to be modified and DISH wireless will not do a bump out and it will fit within the canister.

Mr. Romulus suggested that The Planning Board continue the meeting until October 10th so we can review the application and look at it for completeness.

Ms. Ware requested that the hearing be continued to the 9/26 meeting rather than the 10/10 meeting.

Board and Staff Comments:

- Is there even an application?
- Mr. Romulus stated that they will need to come back in October.
- Procedurally the application needs to be withdrawn.
- The Planning Board still needs to do a review.
- They need approval to be at the site location, 60-90 Glacier Drive.
- It will be an amendment to the application.
- The Planning Board will need confirmation which pole that it is, there are currently 2.

Public Comments:

None

Action Taken:

Motion to Continue the Public Hearing:

Mr. Ames moved that the Planning Board continue the public hearing for Wireless Communication Overlay District (WCOD) Special Permit and/or Wireless Communication Overlay District Environmental Impact & Design Review (WCOD-EIDR) 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 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

Public Hearing for Consideration of Project Specific Signage Approval for signs at the Meketa Building – 80 University Avenue

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

David Winchester, with Ready 2 Run Graphics & Signs was present.

He described the 4' x 6' sign on the exterior of the building as a push call button so that shippers can contact the front desk.

The post and panel sign does not meet the requirements of the University Station bylaws and is proposing that he will make it slightly bigger than the 4 square feet, it would be 6 square feet to aid customers as they are entering the parking lot because there are 2 tenants.

The sign is just to direct customers to the appropriate locations to park.

Board Comments:

None

Staff Comments:

- The Building Department just wants to make sure it does not obstruct the line of sight.
- Mr. Romulus is comfortable with where it is.

Public Comments:

None.

Action Taken:

Motion For PDR Approval:

Mr. Ames moved as follows:

Pursuant to Section 9.7.10.15 [Project-Specific Signage Alternative] of the Westwood Zoning Bylaw, the Planning Board hereby grants Project Development Review (PDR) Approval for the Meketa Project-Specific Signage Alternative, requested in the application filed by Ericka Winchester in the Office of the Town Clerk on August 3, 2023, for the installation of one (1) 6" wide x 4" tall intercom wall sign on the eastern exterior facade, one (1) 36" x 42" non-illuminated post-mounted wayfinding sign in the rear parking lot, and one (1) 24" wide x 36" tall shipping and receiving directional wall sign on the southern (rear) exterior facade of the property at 80 University Avenue, Westwood, MA 02090, as depicted on Project Plans prepared by Ready 2 Run Graphics & Signs, 240 Barber Ave. Worcester, MA 01606, dated June 27, 2023, consisting of three (3) sheets with file names "SO 5606 LI3_V6", "SO 5606 LI4_V6", and "SO 5606 LI5_V6", 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 approved Project-Specific Signage Alternative 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 shall require the filing of an Application for Administrative Modification of the Project-Specific Signage Alternative for review by the Town Planner. Proposed alterations which are determined to be more than de minimis by the Building Commissioner or by the Planning Board, shall be considered by the Planning Board at a publicly posted Planning Board meeting.
4. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during installation.
5. At no time shall any of the signs approved hereunder be located in a manner that interferes with the flow of pedestrian or vehicular traffic. If any of the signs are found to be problematic to pedestrian or vehicular flow, said sign(s) shall be relocated as directed by the Town Planner and Building Commissioner to eliminate such interference.

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

Continuation of 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 School – 906 - 936 Clapboardtree Street (continued from 8/8/23)

Jacob Conca of Xaverian Brothers School was present with Eric Dubrule from Bohler and Jason Adams from McMahan Traffic Information.

Mr. Conca thanked the Planning Board for the site walk of the project. He stated that he is hoping for a locked overflow parking lot to be used approximately 15 times a year. Mr. Conca shared photos of parking at a Friday night football game. It was the first event not having access to the Moderna parking lot.

Mr. Conca has had the plans modified since the last meeting from comments from the Planning Board and neighbors. Mr. Dubrule presented the new plans. He relocated the driveway, reduced the width of the rear gate to 8 feet with additional shrubs and 135 feet of 6-foot-tall vinyl fencing. He added tree plantings to the center island and the plantings will be native.

Mr. Adams, discussed the traffic assessment memo. He investigated 5 events, which is a good representation of the traffic patterns. Mr. Adams went through a brief summary of the 5 events and the parking.

Mr. Conca provided comments and questions with answers that have been sent to him by neighbors.

- Who will use the parking lot? Faculty & Staff.
- Game nights, traffic will be diverted into the overflow lot.
- Xaverian has no intention of growing.

- What times of day will the lot be used? Mostly off-peak hours.
- Will the lot be secure? Yes, it will have a locked gate.
- No one will be accessing Marshall Street from the lot.

Peer Reviewer Stephen Borgatti from BETA was present. He stated that all comments have been taken care of and he had no further comments.

Board Comments:

- Parking along Clapboardtree and the fire lanes is not acceptable. Mr. Ames is very supportive of this application.
- How many spots were available from Moderna? *There is not an exact count, but about 120 staff members were sent there.*
- Parking team and police details. Who is on the parking team? *A parent team and members of facilities team and sports staff for sporting events.*
- Will there be trash barrels in the parking lot? *Mr. Conca: Yes, and it will be monitored for trash removal after events.*
- There was a question about tailgating? *Mr. Conca did not have a yes or no answer.*
- Right Turn? *Mr. Adams strongly feels that the majority of the vehicles want to turn left. A right turn will bring more vehicles toward the school main parking lot. Moved the driveway instead.*
- What about the sidewalk/pathway through the upper tier? *Mr. Dubrule feels that the majority of the people will exit out to Clapboardtree Street.*
- What is the largest event? *Mr. Conca: Probably one of the bigger events. Friday Night Football, Catholic Memorial and the Thanksgiving Day game.*
- Mr. Ames is a Moderna employee, is there a conflict? *Mr. Romulus stated that he did not believe that there was a conflict.*
- What is the final planting plan? Not all of the plants are Massachusetts native.

Staff Comments:

The applicant has addressed all of the Peer Review comments.

Public Comments:

Jonathan Cardoni, Norwood resident, 32 Clapboardtree Street in Norwood, MA. Had a few concerns that have been addressed. Seems like a lot of damage to the environment. He understands the need for the parking lot. He is concerned about the older trees. Flag Football? *The parking lot will not be used for flag football. Will there be blasting? Damage mitigation? Check home foundations? It will be monitored through the Fire Department, blasting permits are done through the Fire Department.* Least of his concerns is tailgating.

In Chat:

F. Fusco, 20 Pine Lane. Would Xaverian allow the town of Westwood at certain events use of this parking lot? (Westwood Day overflow, Little League tournaments, etcetera). Shuttle services would have to be provided by the town or Little League. *Mr. Conca would of course entertain this, but would not take away from the 15 days of use.*

S. Weller, 48 Clapboardtree Street, typed in chat: Thinking about tailgating uses and disturbance to the surrounding residential properties. I am also considering general noise disturbance as cars enter and exit during non-peak (family) hours. Is the green space shown to the right east side of a plan intended for a use or could additional plantings throughout that space (to grow into full-size trees) provide an additional noise and light disturbance for both the street and nearby residential properties? *Mr. Dubrule explained there is an easement and the underground drainage is in the green space.*

N. Milosavljevic-Fabrizio, 32 Webster Street, typed in chat: It seems to me that asking a person to state their address is an invasion of privacy and seriously reduces one's safety in the community where she/he resides. Additionally, asking someone to state their address comes across as a weapon of intimidation. I would appreciate a legal opinion on this specific issue than you. *It would be valuable to get Town Counsel to weigh in.*

Action Taken:

Motion for Waivers:

Mr. Ames moved that the Planning Board grant the following waivers in association with the application for Limited Environmental Impact & Design Review (EIDR) with consolidated Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) and access approval for Xaverian Brothers School at 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.

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 7.3.7.4 of the Westwood Zoning Bylaw requiring the submission of drawings/renderings.
3. 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 Limited Environmental Impact & Design Review (EIDR) With Consolidated Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) and Access Approval:

Mr. Ames moved that the Planning Board grant the Limited Environmental Impact & Design Review (EIDR) with consolidated Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) and access approval for Xaverian Brothers School at 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, 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 Limited Environmental Impact & Design Review (EIDR) with consolidated Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) and access 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 said 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 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 all Massachusetts native plantings to be reviewed and approved by the Town Planner.
5. This Approval is granted for Phase I of the proposed plan, 121 parking spaces. The applicant will have to apply for a separate Limited Environmental Impact & Design Review (EIDR) with consolidated Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) approval for the additional 54 parking spaces and provide comparison of proposed parking spaces to the required number of spaces to determine if maximum parking requirements are exceeded.
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 906 - 936 Clapboardtree Street shall be required to access the Property directly over the site access drive via Route 1A Washington Street/Upland Road; 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. No truck traffic on Clapboardtree Street outside of entering the site.

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 travelled in the transport of earth material to and from the site.

9. The existing pavement on Clapboardtree 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 through June 15 or during the fall growing season running from September 15 through November 15. Any plantings that do not survive shall be replaced in-kind in perpetuity at the Property Owner's expense.

14. 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.

15. The Applicant shall install a new impervious fence to screen the view of the proposed new parking lot from properties currently shown as A.P. 23, Lot 19 on the Assessor's Map to be submitted for review and approval by the Town Planner.

16. No vehicular access shall be provided from the proposed new parking lot onto any portion of the property currently shown as A.P. 23, Lot 18 on the Assessor's Map nor through to Marshall Street.

17. The proposed new parking lot shall be used for approximately 15 special events (i.e.: sports events, parent night, annual fundraising event, open house, graduation, or similar events) per year and shall be gated and locked to prevent entry at all other times.

18. One or more Police details shall be engaged along Clapboardtree Street at such times, as may be appropriate, during the use of the proposed new parking lot.

19. No tailgating or similar activity shall occur within the proposed new parking lot nor on the property currently shown as A.P. 23, Lot 18 on the Assessor's Map.

20. Prior to the start of construction of the proposed new parking lot, the parcels currently shown as A.P. 23, Lots 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 shall be combined into a single parcel through the submission of an Approval Not Required (ANR) Plan.

Discussion:

The Planning Board discussed the wording in Conditions #4, #7, #15, #17 #18,

Public Comments:

F. Fusco, 20 Pine Lane, typed in chat: My asking was a hypothetical question.

J. Cardoni, 32 Clapboardtree Street, typed in chat: I respectfully request a maximum number regardless of who is the host. My preference would be 18. We would prefer police details at all times when the lot is open.

Board Comments:

We are limited by the law.

This is not a regular use parking lot, the expectation was this is not a regular used parking lot. I do not believe this is part of our purview. Xaverian is a good neighbor.

Mr. Romulus will change the wording, do not delete the condition. Added approximately and deleted 20.

Mr. Dubrule: Had some comments on:

#15-Should only be Lot 19. Assessor's Map to be submitted...

#18-Police details: add "at such times, as may be appropriate,"

Action Taken:

Motion for the conditions of approval as proposed and amended. (4,7,15,17 & 18)

Ms. Wynne made a motion for the conditions of approval as proposed and amended.

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 to Close the Public Hearing:

Ms. Wynne moved that the Planning Board close the Limited Environmental Impact & Design Review (EIDR) With Consolidated Earth Material Movement Environmental Impact & Design Review (EMM-EIDR) And Access Approval public hearing for the proposed off-street parking lot at 906-936 Clapboardtree Street.

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

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

Stephen David was present. He had a discussion with Mr. Romulus and Mr. Houston and stated that there are no revisions.

Mr. David had a letter that he read into the record from Robert Rego of River Hawk Environmental. There are 2 minor changes to the plan. The walls will be built from the ground up with wood walls. The Building Commissioner will not move forward until the Planning Board has approved the minor modification.

Mr. Romulus suggested that we could take this up this evening.

The Planning Board voted on August 8, 2023 that it is a Minor Modification and continued the meeting until tonight.

Board Comments:

- Land disturbance has been filed and issued administratively.
- New architectural plans? *Mr. David: Nothing has changed.*
- Any staff comments? *No additional comments.*
- Exact footprint? *Mr. David: Yes. The only exception is the walls will be new.*

Public Comments:

Ms. N. Milosavljevic-Fabrizio, 32 Webster Street, typed in chat: Mr. Romulus read her comment into the record.

Hello Elijah.

Please circulate this email to each of the Planning Board members, and I implore the Chair to read my below comments in its entirety at the next scheduled public meeting at which time 436 Washington Street, Westwood is an agenda topic:

I was sickened while viewing the recent Planning Board public meeting held on August 8, 2023.

Stephen David...HOW DARE HE!!!

Mr. David strolled in, arrogantly ignored the conditions of his special permit, and demolished a building. I failed to comprehend the relevancy of the Planning Board members' discussion on the then existing building condition and the respective special permit. That was not the issue.

Mr. David, by his own admission of having a law degree, certainly did his due diligence prior to presenting his offer to purchase the parcel located 436 Washington Street. To think any differently is fantasy. His total disregard of our

established process was both shameful and outrageous, and an egregious slap in the face to the public hearing process.

Furthermore, by a three (3) to two (2) vote of the current Planning Board members, Mr. David's actions were officially condoned and set a very dangerous precedent for any future plans of development in Westwood. Undoubtedly, Mr. David's actions in demolishing the existing building without a permit to do so violated all things sacred in written law, and Mr. Pfaff, Ms. Wynne, and Mr. Giordano opened the door for others to follow suit.

Clearly, the imposition of a hefty fine was the only solution to Mr. David's insouciance, and barring that, it is another very sad day for the residents of this town.

Action Taken:

Motion For Minor Modification of FMUOD Special Permit:

Mr. Pfaff moved that the Planning Board grant a Minor Modification of the Flexible Multiple Use Overlay District (FMUOD) Special Permit for the proposed Mixed-use Redevelopment at 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, subject to the following condition:

1. A new mixed-use structure shall be built on the existing slab as shown on the Modified Project Plans.
2. The Project shall fully comply in all respects with the Modified Project Plans and with all conditions of prior approvals, which are hereby incorporated by reference, and the Applicant shall pursue completion of the project with reasonable diligence and continuity.
3. A copy of this Decision and the Modified Project Plans shall be kept on the Project Site at all times during installation.

Ms. Wynne seconded the motion.

Roll Call Vote:

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

Continuation of Public Hearing for Consideration of Amendments to Various Planning Board Rules & Regulations (continued from 7/11/23), 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

Mr. Romulus asked if we could continue to the next meeting.

Public Comments:

None.

Action Taken:

Motion For Continuance:

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 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/>.

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 July 12, 2023 & August 8, 2023

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 adopt the minutes from July 12, 2023 and August 8, 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

- Ped bike Safety Advisory will have a table at Westwood Day. The Chair spoke to the Select Board this week about Canton Street.
- Climate Action Plan, kick off this Thursday, there is a survey online. Check out the website. Town of Westwood Website - Climate Action. There will be information at Westwood Day. The website for the plan is: <https://www.townhall.westwood.ma.us/departments/community-economic-development/climate-action-resiliency-sustainability-plan>
- Long Range-Hale Education-Community Preservation-Westwood cannot use Hale to adopt CPA. Next Meeting in October.

General Miscellaneous Updates and Administrative Items

Upcoming meetings: September 26, 2023, October 10, 2023 & October 24, 2023.

The Attorney General asked for more time associated with some of our bylaws. Mr. Romulus stated that the Attorney General approved all articles aside from the Sustainability Article 17. They asked for a 60-day extension. We are waiting for their determination. It is not a specific agenda item, so that is all that will be discussed. The Chair suggested adding it to the next agenda.

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 9:55pm.

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: [2023/09/12 07:00 PM Planning Board Regular Meeting - Web Outline - Town of Westwood, Massachusetts \(igm2.com\)](https://www.townhall.westwood.ma.us/departments/community-economic-development/planning-division)

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

<p>266-298 Washington Street Washington St 282-298 - Front Sign, Signarama, 1 page. Washington St 282-298 - Rear Sign, Signarama, 1 page. Washington St 266-298 - Legal Notice - V5 (for Hometown Weekly), Westwood Planning Board, 7/11/2023, 2 pages. Washington St 282-298 - Site Plan, Signarama, 12/12/2017, 1 page. Washington St 266-298 - Withdrawal Request (2023-07-13), Petruzzello Properties, 7/13/2023, 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 - Denial Decision, Westwood Planning Board, 8/14/2023, 4 pages. Glacier Dr 60-90 - Locus Map, 2 pages. Glacier Dr 60-90 - Plans, DISH Wireless, 12/14/2022, 19 pages.</p>	PDF

<p>Glacier Dr 60-90 - Radio Frequency Report, Fox Hill Telecom, 5/12/2023, 23 pages, Glacier Dr 60-90 - Structural Analysis (2023-09 Update), Tower Engineering Solutions, 8/4/2022, 31 pages.</p>	
<p>80 University Avenue University Ave 80 - Sign Descriptions, Ready 2 Run Graphics & Signs, 3/29/2023, 2 pages. University Ave 80 - Sign Mockups, Ready 2 Run Graphics & Signs, 6/27/2023, 3 pages. University Ave 80 - Legal Notice - Stamped, Westwood Planning Board, 8/23/2023, 1 page.</p>	<p>PDF</p>
<p>906-936 Clapboardtree Street Clapboardtree St 906-936 - Site Plan V2 (2023-08-15), Bohler, 8/15/2023, 18 pages. Clapboardtree St 906-936 - Xaverian - Engineer Peer Review, BETA, 9/12/2023, 6 pages. Clapboardtree St 906-936 - Peer Review Response 2023-08-31, Bohler, 8/31/2023, 3 pages. Clapboardtree St 906-936 - Supplemental Traffic Assessment (2023-08-31), McMahon, 8/31/2023, 6 pages. Clapboardtree St 906-936 - Geotechnical Investigation (2023-04-14), Whitestone, 4/14/2023, 27 pages. Clapboardtree St 906-936 - Boulder Wall Detail (2023-08-31), 1 page. Clapboardtree St 906-936 - 2023-08-08 Meeting Comments Response (2023-08-31), Bohler, 8/31/2023, 4 pages. 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. Clapboardtree St 906-936 - Xaverian - Stormwater Drainage Report, Bohler, 6/30,2023, 104 pages. Clapboardtree St 906-936 - Xaverian - Waiver for Traffic Impact, Renderings, Model, Bohler, 6/30,2023, 1 page. Clapboardtree St 906-936 - Xaverian - Traffic Memo, McMahon, 6/28/2023, 3 pages. 906-936 Clapboardtree St - Xaverian - Legal Notice - Stamped, Westwood Planning Board, 7/10/2023, 1 page.</p>	<p>PDF</p>
<p>436 Washington Street Washington St 436 - Civil Plans V3 (2023-08-23), River Hawk Environmental, 8/23/2023, 8 pages. Washington St 436 - Civil Plans V2 (2023-08-15), River Hawk Environmental, 8/15/2023, 8 pages. Washington St 436 - Previously Approved Civil Plans (2023-04-10), River Hawk Environmental, 4/10/2023, 8 pages. Washington St 436 - 2023-07 FMUOD Special Permit Decision, Westwood Planning Board, 4/27/2023, 8 pages. Washington St 436 - Previously Approved Site Plans, River Hawk Environmental, 11/8/2022, 8 pages. Washington St 436 - Previously Approved Architectural Plans, River Hawk Environmental, 11/8/2022, 8 pages. Washington St 436 - Project Description, S. David, 7/24/2023, 1 page. Washington St 436 - Photos of post demolition fencing, 2 pages. Washington St 436 - Engineer Letter Regarding Demolition, CM Kirby Engineering, 8/1/2023, 2 pages. Washington St 436 - Asbestos Report (2023-04-20), SanAir, 4/20/2023, 14 pages. Washington St 436 - Asbestos Report (2023-04-28), SanAir, 4/28/2023, 18 pages. Washington St 436 - Pest Report Letter, Kedy Pest Control, 7/17/2023, 1 page.</p>	<p>PDF</p>
<p>Consideration of Amendments PB EIDR Rules Regulations - 2023 Draft Amendments - clean copy PB EIDR Rules Regulations - 2023 Draft Amendments - redline Planning Board Special Permit Rules Regulations - 2023 Draft Amendments - clean copy Planning Board Special Permit Rules Regulations - 2023 Draft Amendments - redline Scenic Roads R&R - 2023 Draft Amendments - clean copy Scenic Roads R&R - 2023 Draft Amendments - redline</p>	<p>PDF</p>

Subdivision RR - 2023 Draft Amendments - clean copy Subdivision RR - 2023 Draft Amendments - redline UAMUD Rules and Regulations - 2023 Draft Amendments - clean copy UAMUD Rules and Regulations - 2023 Draft Amendments - redline	
Review of Draft Meeting Minutes 07-12-2023 PB Minutes - draft 08-08-2023 PB Minutes - draft	PDF