

Westwood Planning Board Minutes
Tuesday April 13, 2024
7:00 p.m.
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 April 13, 2024 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 7:01 p.m. 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 Nee.

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.

Consideration of a Modification to Environmental Impact & Design Review (EIDR) for an Extension of Merger & Redevelopment of Existing Motor Vehicle Light Service/Retail at 710 & 722 High Street

Zach Poisson of Bohler Engineering was present. The project was approved in 2021, received an extension in 2023, and is now looking for another extension. A condition of approval was to consolidate the lots and it will not be done in time.

He gave a brief synopsis of the project. 2 gas stations at Hartford and High Street and will expand to an AllTown Fresh. Add a fueling station, expand the store and add EV stations.

Board Comments:

- How many extensions are you allowed to have? *Ms. Loughnane: There is no maximum, it is up to your discretion.*
- Consolidating combining the lots, any issues? *Mr. Poisson: Could not speak to it, he only designed the project and has not been able to catch up with the client.*
- Do you anticipate this will be the last extension? *Mr. Poisson: Hopefully the last one.*

Staff Comments:

- DWWD: more detail and information are needed to determine if the existing water service line size is sufficient to provide enough water volume to the building and the proposed new building addition. They need the information so they can calculate a change of use fee as well.
- Conservation Agent: The Land disturbance permit was issued May 2, 2022 with the following special conditions: All paved surfaces must be kept clean at all times and all silt and debris should be swept up each day, organic fertilizer must be used on the lawn in perpetuity. Construction fencing is to be installed and inspected prior to the start of work. The infiltration system must be inspected by the Conservation Commission Office prior to backfill.

Action Taken:

Ms. Nee moved that the Planning Board grant a one-year extension of the Environmental Impact & Design Review (EIDR) Approval which was granted to Global Montello Group for the redevelopment of the Mobil station and On the Run market at 710-722 High Street on April 26, 2021 and extended by one-year on April 11, 2023, so that the EIDR Approval remains valid through April 26, 2025.

Mr. Ames seconded the motion.

Roll Call Vote:

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

Review of Draft Meeting Minutes from March 12 & 26, 2024.

Upon a motion made by Ms. Nee and seconded by Mr. Ames, the Planning Board voted in favor (5-0) to accept the minutes from March 12, 2024 and both meetings from March 26, 2024 as presented.

Roll Call Vote:

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

Updates from Agency and Committee Representatives

- Ms. Nee attending a Pedestrian & Bicycle Advisory Committee meeting, the Canton Street Project Working Group has had some residents come to meetings. The Ped Bike Advisory Committee is on the Canton Street Working Group too.
- Mr. Giordano attended the CPTC Conference at Holy Cross for the workshops on Fair Housing and MBTA Communities. 2 consultants and EHOLC did presentations. Outreach and education of the Town is important and a strong need for Westwood.
- Mr. Romulus: Climate Action Task Force Public Meeting is next Thursday April 11th at the Library. Draft of the plan will be shared and will be looking for public feedback.

General Miscellaneous Updates and Administrative Items

- Upcoming Board Meetings: Wednesday, April 24, 2024 & May 14, 2024
Climate Action Taskforce Public Meeting: April 11, 2024
Annual Town Meeting: May 6, 2024 Hedgerow Lane
- Hedgerow Lane there was an issue that came to our attention, specific parcels were not transferred. It changes the ability for the street to get accepted. Ms. Loughnane gave a brief history on Hedgerow Lane. Wanted frontage on the new Hedgerow Lane. The deeds were never recorded, the properties have no frontage on Hedgerow Lane. As a result, the Article will be pulled to accept Hedgerow Lane, if not it could be another year.

Final Comments:

- Ms. Wolfe gave a summary on the memos that were distributed. Help with conversation around Section 3A, a refresher of Fair Housing Laws, and some recent cases in Massachusetts. Expanding about what is allowed and not allowed. Be mindful, a housing decision cannot be made on school enrollment, race, familial status, gender, sex, etc.
- Ms. Nee: The request for housing choice was requested when doing the Comprehensive Plan. Options are a need.
- Mr. Romulus: We do have some messaging that we are trying to share with our PSA, it is on the main page of the Westwood website.
- Put in the record what happened after FinCom. Procedurally, can we discuss their deliberation? *Mr. Romulus: Article 1, MBTA's Communities Law, the vote passed, 6 in favor, 5 opposed and 3 abstained. Ms. Loughnane encouraged the Board to watch the video and we can add it to the agenda.*

Adjournment

Upon a motion made by Mr. Ames and seconded by Ms. Nee, the Planning Board voted in favor (5-0) via roll call vote to adjourn at 7:41 p.m.

Roll Call Vote:

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

List of Documents

Link to Documents: [2024/04/02 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>

710-722 High Street High St 710-722 - Description, Bohler, 2/7/2024, 1 page.	PDF
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Received April 26, 2024@9:35AM
By: Westwood Town Clerk

High St 710-722 - Previously Approved Plans, Bohler, 4/29/2021, 19 pages. High St 710-722 - Initial Decision, Westwood Planning Board, 4/26/2021, 7 pages. High St 710-722 - 1st Extension Decision, Westwood Planning Board, 4/21/2023, 4 pages.	
Review of Draft Meeting Minutes from March 12 & 26, 2024 03-12-24 PB Minutes - draft 03-26-24 PB Minutes - draft 03-26-24 PB FinCom Minutes - draft	PDF