



6/4/24

Received June 11, 2024@9:23AM  
By: Westwood Town Clerk

**Westwood Planning Board Minutes  
Tuesday May 14, 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 May 14, 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 7:00 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](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, Joshua C. Ames, Philip M. Giordano, Kathleen Nee & Sean R. Weller.  
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.

**Annual Reorganization of Planning Board – Election of Chair, Vice Chair, and Secretary**

Mr. Romulus explained the jobs of the Planning Board, and to accept nominations for the year.

Action Taken:

Upon a motion made by Ms. Nee and seconded by Mr. Giordano, the Planning Board voted in favor (5-0) via roll call vote to nominate Ms. Ellen Larkin Rollings as the Chair of the Planning Board.

Roll Call Vote:

- Ellen Larkin Rollings-Yes
- Kathleen Nee-Yes
- Joshua C. Ames-Yes
- Philip M. Giordano-Yes
- Sean R. Weller-Yes

Upon a motion made by Ms. Nee and seconded by Mr. Giordano, the Planning Board voted in favor (5-0) via roll call vote to nominate Ms. Sean R. Weller as the Vice Chair of the Planning Board.

Roll Call Vote:

- Ellen Larkin Rollings-Yes
- Kathleen Nee-Yes
- Joshua C. Ames-Yes
- Philip M. Giordano-Yes
- Sean R. Weller-Yes

Upon a motion made by Mr. Giordano and seconded by Mr. Ames, the Planning Board voted in favor (5-0) via roll call vote to nominate Mr. Joshua C. Ames as Secretary of the Planning Board.

Roll Call Vote:

- Ellen Larkin Rollings-Yes
- Kathleen Nee-Yes
- Joshua C. Ames-Yes
- Philip M. Giordano-Yes
- Sean R. Weller-Yes

**Public Hearing for Environmental Impact and Design Review (EIDR) of Dedham-Westwood Water District (DWWD) White Lodge PFAS Treatment Expansion at 154 University Avenue (continued from 4/24/24)**

Applicants present on behalf of DWWD.

Aaron Guazzaloca was present and explained that he submitted revised plans, storm water report and information requested from the peer reviewer.

Tom Houston from PSC was present to explain some highlights of the review.

His major concern was the quantifying of the soils in the water infiltration system. The soil is quite permeable. Recommend a condition that a professional engineer will be present for the excavation. He is concerned about a spill into the area drain and requests an alternative design to the area drain. It is so close to the public well head. The storm drain system in the parking lot have no hoods in the catch basins. Upgrade the catch basin system and add hoods to them. Mr. Houston also had a few comments on the requirements of the Water Resource Protection Overlay District which the site is in. It is also a Zone 1 of a DEP water protection area which is very sensitive. The applicant said that the requirements do not apply to them. Accessible parking space should be added to the parking lot, and he requested a bicycle rack.

Mr. Guazzaloca went through the revised plans that were requested from the Town Planner and Mr. Houston at PSC since it is in the Water Resource Protection Overlay District. The proposed improvements are not going to change or introduce any new hazardous chemicals. The plant is operating safely and has adequate safeguards in place.

Board Comments:

- Since 1982 the standards, are they grandfathered in? *Mr. Guazzaloca: The existing conditions are not under review. He did not see anything in the bylaws to review existing site features. Only with parking lots with more than 10 parking spaces.*
- Did you compare the 1982 bylaws to today? *Mr. Guazzaloca: No.*
- Mr. Guazzaloca: The parking lot is exempt from ADA parking regulations.
- Mr. Romulus: The site is subject to updating their stormwater based on the need for administrative approval through the Conservation Commission. He also encouraged the Planning Board to require at least 1 ADA parking spot.
- Exterior demolition to the building. Testing of lead, asbestos? *Ms. Goldberg, Project Manager: It is being inspected and part of the design process. List will be sent with floor plans and control measures.*
- Improve aesthetic façade. Request to add windows and have a cornice on the roofline.
- Proposed fencing should be fully updated.
- Fencing, were you planning to extend it? *Mr. Guazzaloca: Yes, all along University Avenue, replace the current fence.*
- Landscaping: Please use Massachusetts natives. Ms. Rollings gave some alternate varieties.
- Mr. Romulus: 2 oaks and evergreen coverage will be a better fit, and the Planning Board agreed.
- Provide any reporting on existing stormwater management.
- Mr. Houston appreciates that they don't want to do a total redo. There are only 2 catch basins. Turn 1 catch basin into a manhole, and add a catch basin.
- Ms. Goldberg: Aesthetic comments, what are you looking for? *We can set the conditions and have the Town Planner review.*
- Edward Richardson, attorney for DWWD was present. The zoning bylaws may not be acceptable. Will do what they can to make the project acceptable and comply with the Planning Board.
- Ms. Loughnane has discussed with Pat Ahearn, we are going forward with the application. This is a site plan review. Recognizing that it was in an industrial park, improve the appearance, the fence and landscaping can go a long way. *Mr. Richardson: The District would like to make it attractive. Dedham Town Counsel and Westwood Town Counsel do not agree.*

Public Comments:

- Joe Previtera, 16 Dean Street was present. Catch basins come with hoods, when they are cleaned they take the hoods off. The Conservation Commission will demand them. Stenciling of the catch basins. Please protect the well heads.
- Steve Olanoff, 52 Glandore Road, was present. DWWD is owned by both towns. Fix the parking lot, bring the drainage up to date.

Action Taken:

Motion for Waivers:

Ms. Nee moved that the Planning Board grant the following waivers in association with the application for Environmental Impact & Design Review (EIDR) for the Dedham Westwood Water District (DWWD) White Lodge PFAS Treatment Expansion at 154 University Avenue, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on March 26, 2024.

1. Waiver from strict compliance with Section 7.3.7.2 of the Westwood Zoning Bylaw requiring the submission of an Exterior Lighting Plan

2. Waiver from strict compliance with Section 7.3.7.3 of the Westwood Zoning Bylaw requiring the submission of a Traffic Study

3. 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 Nee-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Sean R. Weller-Present

Motion for ENVIRONMENTAL IMPACT & DESIGN REVIEW (EIDR):

Ms. Nee moved that the Planning Board grant the Environmental Impact & Design Review (EIDR) for the Dedham-Westwood Water District (DWWD) White Lodge PFAS Treatment Expansion at 154 University Avenue, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on March 26, 2024, 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 Environmental Impact & Design Review (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 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 shall submit a fully revised set of site plans and updated Operations & Maintenance Plan (O&M Plan) complying with all remaining comments in the Memorandum from Thomas C. Houston, AICP, PE of Professional Services Corporation, PC, to the Westwood Planning Board dated May 9, 2024 that are determined by the Westwood Building Commissioner to be within the scope of EIDR approval. Said fully revised set of site plans shall be reviewed by the Town Planner and approved if consistent with all of the above.

5. Prior to the issuance of a Building Permit the Applicant shall submit an exterior lighting plan addressing all remaining comments in the Memorandum from Thomas C. Houston, AICP, PE of Professional Services Corporation, PC, to the Westwood Planning Board dated May 9, 2024. Said exterior lighting plan shall be reviewed by the Town Planner and approved if consistent with all of the above.

6. Revised site plan shall include one (1) ADA accessible parking space.

7. Prior to the issuance of a Building Permit, the Applicant shall submit a revised landscape plan showing Massachusetts native trees and/or shrubs on the portion of the Wellhead Park parcel that lies between the Dedham-Westwood Water District building and the University Avenue right-of-way, as discussed at the May 14, 2024 hearing. Said landscape plan shall be reviewed and approved by the Town Planner if consistent with the intentions expressed by a majority of Planning Board members at the May 14, 2024 hearing. No work shall commence without the approval of the Project Development Review (PDR) at 160 University Avenue, Wellhead Park, for additional landscaping/screening.

8. Applicant shall be required to update University Ave addition's building facade and elevations plan which shall be reviewed by the Town Planner for approval contingent upon consistency with the intentions expressed by a majority of Planning Board members at the May 14, 2024 hearing.

9. 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.

10. The existing pavement on University Avenue shall be protected from damage from loading and unloading of material and/or equipment related to the proposed construction.

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

16. This EIDR 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:

- Suggested a change in wording for #4, 7 & 8.
- Work with the architect to make it more appealing.
- Ms. Goldberg, keeping the brick is ideal but can work on other happy mediums. Cannot delay this project.
- Cornice, additional windows and masonry that is consistent with University station.
- Add Massachusetts native trees
- Blake Lukis, wanted confirmation on the landscaping.

Action Taken:

Ms. Nee amended the Motion that reflects the changes in condition 4, 7 & 8.

Mr. Giordano seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes  
Kathleen Nee-Yes  
Joshua C. Ames-Yes  
Philip M. Giordano-Yes  
Sean R. Weller-Present

Motion to Close Public Hearing:

Ms. Nee moved that the Planning Board close the Environmental Impact & Design Review (EIDR) public hearing for the proposed PFAS Treatment Expansion at 154 University Avenue

Mr. Ames seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes

Kathleen Nee-Yes  
Joshua C. Ames-Yes  
Philip M. Giordano-Yes  
Sean R. Weller-Yes

**Consideration of Landscaping at Wellhead Park to Provide Screening for DWWD White Lodge Addition at 160 University Avenue**

Ms. Rollings stated that we did discuss this in the previous agenda item.

Mr. Romulus, suggested getting a proposed motion for an Administrative Review from the Town Planner.

Mr. Romulus will update the reviews with the Planning Board.

Motion for Administrative Approval:

Ms. Nee moved that the Planning Board authorize the Town Planner to grant Administrative Project Development Review (PDR) Approval for the installation of landscape screening at 160 University Avenue.

Mr. Ames seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes  
Kathleen Nee-Yes  
Joshua C. Ames-Yes  
Philip M. Giordano-Yes  
Sean R. Weller-Yes

**Consideration of a Modification to the Consolidated EMM-EIDR Approval and Special Permit for Reduction in Required Minimum Number of Parking Spaces in order to Permit Demolition and Reconstruction instead of Renovation and Expansion of an Existing Building at 190 Washington Street**

Mr. Zahka, Joseph Bettencourt and John Barrows were present representing Skye Realty.

Mr. Zahka gave a brief history of the project that was approved in August of 2023.

The applicant wants to modify the project and do a total demolition and to raise the roof, 2 feet.

Mr. Bettencourt was present as the architect. He showed us pictures of existing conditions that were unexpected when they first came to the Planning Board in August of 2023. They want to demolish the building. Ideally, he wants to remove the foundation too. Asking to add 2 feet on the roof for flexibility. He reminded the Planning Board what was approved, and none of it will change.

Board Comments:

- Did you go through architectural evaluations of the foundation, will the materials fit on the existing pads and be supportive? *Mr. Bettencourt: Whatever foundation we can use, we will use, unsure of the current foundation. The more demolition we do the more we don't know. We will use what foundation we can use.*
- How can we best support the project? *Mr. Romulus: It will be the Building Commissioner's determination. If the foundation goes through significant changes it will have to go to the Building Commissioner.*
- Want to use as much as the foundation, and will work with the Building Commissioner.
- Adding to the existing footprint was always part of the plan.
- Phil, height, will that change your landscaping? *Mr. Bettencourt: No changes to the landscaping, the 2 feet will give flexibility.*
- Starting from scratch may be the right choice.
- Under the condition of the Building Commissioner's purview.
- The Planning Board was okay with the adjustment with the height of the roof.
- Mr. Zahka asked if the motion can include/allow a new foundation, would like the flexibility and will work with the Building Department.
- Any room to add 1-2 street trees? *Mr. Romulus: It was in the last condition from 2023. Mr. Romulus read the decision.*

Action Taken:

Motion for Modification Determination:

Ms. Nee moved that the Planning Board determine the Modification of the Earth Material Movement Environmental Impact Design Review (EMM-EIDR) Approval and Special Permit for Reduction in Required Minimum Number of Parking Spaces for 190 Washington Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on May 2, 2024, to be minor in nature:

Mr. Ames seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes  
Kathleen Nee-Yes

Joshua C. Ames-Yes  
Philip M. Giordano-Yes  
Sean R. Weller-Yes

Motion for Minor Modification of EMM-EIDR Approval and Special Permit for Reduction in Required Minimum Number of Parking Spaces:

Ms. Nee moved that the Planning Board grant the Minor Modification of the Earth Material Movement Environmental Impact Design Review (EMM-EIDR) Approval and Special Permit for Reduction in Required Minimum Number of Parking Spaces for 190 Washington Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on May 2, 2024, subject to the following conditions:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans and with the conditions of all prior decisions, 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 EMM-EIDR approval and Special Permit for reduction in required minimum number of parking spaces 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 shall submit a revised set of site plans, elevations, and views updating the Washington Street building facade, as discussed at the May 14, 2024 hearing. Said plan shall be reviewed and approved by the Town Planner if consistent with the intentions expressed by a majority of Planning Board members at the May 14, 2024 hearing.
5. Prior to the issuance of a Building Permit the applicant must submit a revised Landscaping Plan indicating three 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.
6. This decision grants replacement of building foundation to the extent allowable by the Building Commissioner.
7. Applicant shall adhere to the conditions of approval per the Planning Board EMM-EIDR Approval and Special Permit for Reduction of Required Minimum Number of Spaces Decision approved on August 8, 2023.
8. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

Mr. Ames seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes  
Kathleen Nee-Yes  
Joshua C. Ames-Yes  
Philip M. Giordano-Yes  
Sean R. Weller-Yes

**Consideration of a Modifications to Solar Design Review Approval for Photovoltaic Carports in the Parking Lot at Westwood High School, 200 Nahatan Street**

Joanna French, School Committee member, was present and shared an update. The school committee still needs to deliberate on this matter, but Ms. French stated that the sub-committee will recommend to the School Committee that they should not move forward with this project.

The project cannot move forward until the School Committee decides. The School Committee has requested information, and they will need to meet and deliberate.

Mr. Romulus: Was that a public comment? *Ms. Rollings: The subcommittee is an official comment. Ms. French is an official body.*

The project team was present:

Melinda Costello (Weston & Sampson)

Paul Raducha, Senior Director of Development and Rob Keever from Ameresco.

Paul gave a summary of the project, including the relocation because of the gas line.

Board Comments:

- Continuance may be necessary.
- The removal of 9 trees? *Ms. Loughnane: When Westwood High School was built there were islands with trees in them, there was a need for more parking, and the school never came back to the Planning Board. One of the comments is that trees would not be removed. One tree will be removed, but many trees have been removed.*
- There is a window that can be built next summer.
- Mr. Romulus: The major gas line that is unfortunate. The superintendent did sign off on this project.
- Time frame required? Do they come back to us? *We are looking for a minor modification. Planning Board approval, the School Committee will do the Power Purchase Agreement.*
- JoAnna French: The school committee has been supportive of this project, and the Superintendent has concerns too. Need some time before moving forward. Will be at an upcoming School Committee meeting.
- The Planning Board process is independent of the School Committee.
- 12 trees were suggested and for the Applicant to go to the Conservation Commission. *They have seen the project.*
- Mr. Romulus suggested 3 trees.
- Can we add trees to the gas line easement? *Mr. Keever: It is feasible to add the trees.*
- Ms. Loughnane suggested the minor modification and to add a condition of approval, and have the School Committee attend a meeting with a tree planning plan.

Action Taken:

Motion for Modification Determination:

Mr. Weller moved that the Planning Board determine the Modification of the Solar Design Review Approval and for 200 Nahatan Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on May 10, 2024, to be minor in nature:

Ms. Nee seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes

Kathleen Nee-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Sean R. Weller-Yes

Motion for Minor Modification of Solar Design Review:

Ms. Nee moved that the Planning Board grant the Minor Modification of the Solar Design Review for 200 Nahatan Street, as described in the Application therefore submitted to the Planning Board and filed in the Office of the Town Clerk on May 10, 2024, subject to the following conditions:

1. Except as modified by the conditions and findings hereof, the Project shall comply with the Project Plans and with the conditions of all prior approvals, in all respects, 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 Solar Design Review 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. Applicant shall adhere to the conditions of approval per the Planning Board Solar Design Review Decision approved on July 11, 2023.

5. Prior to the start of construction, the Applicant shall submit a revised site plan with one extra parking space as discussed at the May 14, 2024 hearing. Said site plan shall be reviewed and approved by the Town Planner if consistent with the intentions expressed by a majority of Planning Board members at the May 14, 2024 hearing.

6. The Applicant and a representative from the School Department shall come before the Planning Board at the next available meeting, but no later than Tuesday August 6, 2024, to present a tree planting plan and tree plantings shall be installed prior to the completion of construction.

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

Mr. Ames seconded the motion.

Public Comments:

- Grace Weller, 48 Clapboardtree Street, typed in chat: Can the bike parking be over gravel instead of pavement?
- Steve Olanoff, 52 Glandore Road was present and had a reminder, bikes need to be on solid concrete, not crushed stone. Ms. Loughnane will look at the regulations.

Action Taken:

Ms. Nee made a motion to make an amend condition 6.

Mr. Giordano seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes  
Kathleen Nee-Yes  
Joshua C. Ames-Yes  
Philip M. Giordano-Yes  
Sean R. Weller-Yes

**Discussion of Expansion of Mixed Use Multiple Family Residential Overlay District (MUMFROD)**

Mr. Romulus suggested moving to the next meeting.

Action Taken:

Motion for Continuation:

Mr. Giordano moved that the Planning Board continue the Discussion of Expansion of Mixed Use Multiple Family Residential Overlay District (MUMFROD) to Tuesday, June 4, 2024, at 7:00 p.m. 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. Nee seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes  
Kathleen Nee-Yes  
Joshua C. Ames-Yes  
Philip M. Giordano-Yes  
Sean R. Weller-Yes

**Annual Recommendations to Select Board for Various Subcommittee and Committee Liaison Appointments**

Metropolitan Area Planning Council (MAPC) 3-year term still has 2 years left on it.

Current Representative-Steven Olanoff



Proposed Representative-Steven Olanoff  
Current Alternate-Philip Giordano  
Proposed Alternate-Philip Giordano

Long range Financial Planning Committee  
Current Representative-Chris Pfaff  
Proposed Representative-Ellen Rollings

Housing Partnership Representative  
Current Representative-Chris Pfaff  
Proposed Representative-Philip Giordano  
Current Alternate-Kathleen Nee  
Proposed Alternate-Kathleen Nee

MBTA Advisory Board Designee  
Current Representative-Steven Olanoff  
Proposed Representative-Steven Olanoff

Regional Transportation Advisory Council  
Current Representative-Philip Giordano  
Proposed Representative-Philip Giordano

Three Rivers Inter-Local Council (TRIC)  
Current Representative-Ellen Rollings  
Proposed Representative-Sean Weller  
Current Alternate-Ellen Rollings  
Proposed Alternate-Ellen Rollings

Pedestrian Bike & Safety Committee  
Current Representative-Chris Pfaff  
Proposed Representative-Kathleen Nee

Westwood Environmental Council (WEAC)  
Current Representative-Joshua Ames  
Proposed Representative-Joshua Ames

Canton Street Working Group  
Current Representative-Ellen Rollings  
Proposed Representative-Ellen Rollings

Off Leash Dog Park Working Group  
Proposed Representative-Kate Nee

Action Taken:

Upon a motion made by Ms. Nee and seconded by Mr. Giordano, the Planning Board voted in favor (5-0) via roll call vote to recommend the committee appointments to the Select Board as stated.

Roll Call Vote:

Ellen Larkin Rollings-Yes  
Kathleen Nee-Yes  
Joshua C. Ames-Yes  
Philip M. Giordano-Yes  
Sean R. Weller-Yes

**Review of Draft Meeting Minutes from April 24, 2024**

Upon a motion made by Mr. Ames and seconded by Ms. Nee, the Planning Board voted in favor (4-0-1) via roll call vote to accept the minutes from April 24, 2024 as presented.

Roll Call Vote:

Ellen Larkin Rollings-Yes  
Joshua C. Ames-Yes  
Philip M. Giordano-Yes  
Kathleen Nee-Yes  
Sean R. Weller-Abstain

**Updates from Agency and Committee Representatives**

Ms. Wolfe: Housing Partnership 436 Washington Street has tentative approval and should get a final stamp soon.

**General Miscellaneous Updates and Administrative Items**

- *Upcoming Board Meetings: June 4, 2024, June 25, 2024, and July 16, 2024*

**Adjournment**

Upon a motion made by Ms. Nee and seconded by Mr. Giordano, the Planning Board voted in favor (5-0) via roll call vote to adjourn at 9:15pm.

Roll Call Vote:

Ellen Larkin Rollings-Yes  
Kathleen Nee-Yes  
Joshua C. Ames-Yes  
Philip M. Giordano-Yes  
Sean R. Weller-Yes

**List of Documents**

Link to Documents: [2024/05/14 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>

<p><b>Public Hearing for Environmental Impact and Design Review (EIDR) of Dedham-Westwood Water District (DWWD) White Lodge PFAS Treatment Expansion at 154 University Avenue (continued from 4/24/24)</b></p> <p>University Ave 154 - Impact Statement, Weston &amp; Sampson, 3/21/2024, 4 pages. University Ave 154 - Plans, Weston &amp; Sampson, 3/21/2024, 14 pages. University Ave 154 - Renderings, Weston &amp; Sampson, 3/21/2024, 5 pages. University Ave 154 - Stormwater, Weston &amp; Sampson, 3/21/2024, 169 pages. University Ave 154 - Waiver Requests, Weston &amp; Sampson, 3/21/2024, 2 pages. University Ave 154 - Plans R1 - 2024-03-25, Weston &amp; Sampson, 3/25/2024, 14 pages. University Ave 154 - Fill Removal Calculation Report, Weston &amp; Sampson, 3/21/2024, 3 pages. University Ave 154 - Town Planner Review, Westwood Planning Board, 3/21/2024, 3 pages. University Ave 154 - Response to TP Review - 2024-03-25, Weston &amp; Sampson, 3/25/2024, 2 pages. University Ave 154 - Legal Notice, Westwood Planning Board, 3/26/2024, 1 page. University Ave 154 - Photos, Weston &amp; Sampson, 2 pages. University Ave 154 - Peer Review - 2024-05-09, PSC, Thomas Houston, 5/9/2024, 18 pages. University Ave 154 - Peer Review - Response, Weston &amp; Sampson, 5/10/2024, 10 pages.</p>	PDF
<p><b>Consideration of Landscaping at Wellhead Park to Provide Screening for DWWD White Lodge Addition at 160 University Avenue</b></p> <p>University Ave 160 - Maintenance Agreement, DWWD, 2 pages. University Ave 160 - Plans R2, Weston &amp; Sampson, 5/9/2024, 9 pages.</p>	PDF
<p><b>Consideration of a Modification to the Consolidated EMM-EIDR Approval and Special Permit for Reduction in Required Minimum Number of Parking Spaces in Order to Permit Demolition and Reconstruction Instead of Renovation and Expansion of an Existing Building at 190 Washington Street</b></p> <p>Washington St 190 - Narrative, Skye Realty, 3 pages. Washington St 190 - Previously Approved Plans, Marchionda &amp; Associates, 7/31/2023, 23 pages. Washington St 190 - Revised Plan R1 - 2024-05-06, JMB Design Studio, 5/6/2024, 14 pages. Washington St 190 - Admin. Land Disturbance Permit, Westwood Conservation Commission, 6/27/2023, 7 pages.</p>	PDF
<p><b>Consideration of a Modifications to Solar Design Review Approval for PhotoVoltaic Carports in the Parking Lot at Westwood High School, 200 Nahatan Street</b></p>	PDF

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Nahatan St 200 - Description, Weston & Sampson, 5/9/2024, 2 pages. Nahatan St 200 - Previously Approved Plans, Ameresco, 5/17/2023, 4 pages. Nahatan St 200 - Proposed Plans, Ameresco, 5/17/2023, 4 pages. Nahatan St 200 - Decision Final - Stamped, Westwood Planning Board, 7/17/2023, 5 pages.	
<b>Discussion of Expansion of Mixed Use Multiple Family Residential Overlay District (MUMFROD)</b> Passed Amendment	PDF
<b>Review of Draft Meeting Minutes from April 24, 2023</b> 04-24-24 PB Minutes - draft	PDF