

PLANNING BOARD

DEPARTMENT MISSION

- To provide for conscientious and orderly land use development through Comprehensive Planning, Subdivision Control, Zoning Bylaw and Zoning Map review;
- To develop and implement land use development and growth management regulations consistent with the goals and policies of the Town;
- To protect the natural resources, safety and aesthetic character of the Town through environmental impact and design review/site plan review and the issuance of special permits pursuant to the Zoning Bylaw.



LAND USE DEVELOPMENT REVIEW

In 2009, the Planning Board issued the following decisions pursuant to the Subdivision Control Law:

- Reviewed four Approval Not Required (ANR) plans pursuant to M.G.L. Chapter 41, § 41P.
- Reviewed two Definitive Subdivision applications pursuant to M.G.L. Chapter 41, including the following: Proposed Amendment #1 to the Definitive Subdivision for Westwood Station, and proposed 81W Modification of the Definitive Subdivision for Presidential Heights off of High Street. Both applications were withdrawn without prejudice and both public hearings were closed with no action taken by the Planning Board.

The Planning Board issued the following decisions pursuant to the Zoning Act:

- In 2009, the Planning Board considered eleven Environmental Impact and Design Review (EIDR) applications and issued nine approval decisions pursuant to Section 7.3 of the Zoning Bylaw for the following projects: Construction of modular additions to the Thurston Middle School located at 850 High Street; Establishment of a wellness facility for the Center at Westwoods located at 590 Gay Street; Removal and relocation of the Noanet Parking Lot located at Hale Reservation off Carby Street; Construction and establishment of an equestrian facility for Wildstar Farm located at 401 Sandy Valley Road; Construction of an addition and exterior renovations to the Dedham Institution for Savings located at 673 High Street;

Construction of a new facility to house the Westwood Public Library at 660 High Street; Installation wireless communication antennas and equipment for Clear Wireless LLC at 60-90 Glacier Drive; Installation wireless communication antennas and equipment for Clear Wireless LLC on the Dedham-Westwood Water Tanks located at 213 Fox Hill Street; Installation wireless communication antennas and equipment for Clear Wireless LLC on the roof of the Westwood Business Center located at 690 Canton Street. Public hearings for the two remaining applications - for an additional 99-car parking lot for St. Margaret Mary's Parish located at 837 High Street, and for a new entrance portal and sign canopy, along with alterations to an existing parking lot, at the Mercedes-Benz Dealership located at 425 Providence Highway – were continued to dates in 2010. An EIDR approval was granted for the Mercedes application in January 2010. The St. Margaret Mary's Parish hearing was continued until May 2010 at the applicant's request.

- Issued one Shared Driveway Special Permit approval pursuant to Section 6.1.26 of the Zoning Bylaw for a one-year extension of the Permit for a shared driveway to serve lots 122, 123 and 124 at 300 Grove Street.
- Issued one approval pursuant to the Scenic Roads Act and the Board's Scenic Roads Rules and Regulations for the removal and relocation of a stone wall and the establishment of a new driveway entrance at 423 Sandy Valley Road.

Activity	2009	2008	2007	2006	2005
Approval Not Required Plans	4	4	5	5	9
Preliminary Subdivision Plans	0	0	0	0	0
Definitive Subdivision Plans	2	5	0	1	3
Site Plan Review Decisions	11	14	5	6	3
Special Permit Decisions	2	3	4	3	1

ANNUAL TOWN MEETING

- Sponsored three warrant articles for the May 2009 Town Meeting, all of which were recommended by the Finance Commission and approved by vote of Town Meeting. The approved articles all involved amendments to the Zoning Bylaw. The first article involved certain amendments related to agricultural uses and farm stands, including amendments to Section 2.0 [Definitions], Section 4.1 [Principal Uses], Section 4.3 [Accessory Uses], and Section

PLANNING BOARD

6.1 [Off-street Parking], each of which was intended to clarify the classes of agricultural use and provide consistency with respect to the identification of these uses throughout the Zoning Bylaw. The second article, submitted at the request of the Building Inspector, involved the amendment of the Zoning Bylaw definition of "lot width", such that under the amended definition, lot width would be calculated up to the foremost point of the principal structure, rather than to the foremost point of any lesser structure on a lot, such as a flagpole. The third article included various minor housekeeping amendments, intended to correct or clarify misleading or confusing sections of the Zoning Bylaw. This article included minor amendments to sections of the Zoning Bylaw related to professional service establishments, business service establishments, front yards, rear yards, allowable exterior noise levels, and repetitive petitions.

WESTWOOD STATION

- For the past several years, the Planning Board has worked extensively with other Town boards and departments, staff and consultants to review and approve several applications related to the development of Westwood Station. The most recent application for Amendment # 1 to the Definitive Subdivision was received on June 23, 2008. The public hearing for this application was opened on August 4, 2008, and continued through March 10, 2009, at which time the application was withdrawn without prejudice in order to allow the developer to suspend design related expenses while pursuing alternatives for construction financing. Soon thereafter, the Planning Board appointed a Westwood Station subcommittee to meet with the developer, other Town boards, and staff, to discuss options for moving the Westwood Station project forward. Applications for further amendment of the Westwood Station Master Plan Special Permit, the amendment of one or more EIDR Approvals, and the amendment of the Definitive Subdivision Approval are all anticipated in the coming months. The Planning Board and staff are well poised to handle the review of these applications in a most efficient and effective manner.

COLLABORATION

- In 2010, the Planning Board will continue to work collaboratively with the Board of Selectmen and the Economic Development Advisory Board on the permitting process for the Westwood Station project.
- The Planning Board will continue to work collaboratively with the Board of Selectmen, the

Library Board of Trustees and the Westwood Historical Commission on the refinement of plans for the proposed new Westwood Library and for relocation of the Colburn School.

- As time permits, the Planning Board will continue to work on other planning/economic development initiatives derived from planning studies and plans including the Route 1/Everett Street Commercial Area Study, EO 418 Community Development Plan, Comprehensive Plan, Town Centers Study and the Municipal Growth Planning Study.
- The Planning Board will continue to work collaboratively with the Neponset Valley Chamber of Commerce and the Towns of Norwood, Dedham, Canton and other municipalities to advance regional planning initiatives, especially the Add-A-Lane project which will add an additional lane on Route 128 between Randolph and Wellesley and the comprehensive redesign of the Interstate 95/93/Route 128 interchange.



MassDOT- Highway Division's proposed I-95/I-93 University Avenue/Dedham Street Interchanges Project

- The Planning Board's web site is continuously updated to include information on pending applications, public hearings, decisions, meeting minutes and planning documents such as the Zoning Bylaw, Comprehensive Plan, Open Space and Recreation Plan, Development Guide, the Board's Special Permit Granting Authority Rules and Regulations and applications for site plan, special permit and subdivision review. The web site also serves as the repository for the voluminous amount of Westwood Station information generated as part of the permitting process.
- The Land Use Committee serves as a forum for applicants to informally present proposed development projects for staff comment and technical review. It also provides the added benefit of stronger collaboration and information-sharing among the various departments involved in land use development issues, including the Planning, Health, Building, Fire, Police, Public Works, Economic Development, Conservation Commission and Engineering Departments.

PLANNING BOARD

FY 2011 SERVICE PLAN

- Maintain existing level of service.
- Work cooperatively with Town boards and departments, peer review advisors and the project developer to continue a smooth and thorough permitting process for the remaining permits required for the Westwood Station project, including all proposed amendments to existing approvals related to the development.
- As time permits, work cooperatively with the Board of Selectmen, Economic Development Advisory Board and other Town departments and committees to identify and implement the highest priority policies and recommendations from the Comprehensive Plan, EO 418 Community Development Plan, Everett Street/Glacier Drive/Route 1 Commercial Area Study, Town Centers Study, Municipal Growth Planning Study and Executive Order 418. Also, pursue grants and other appropriate means of funding to assist in the implementation of these identified policies and recommendations.
- As time permits, continue working with the Task Force on Senior Housing and the Housing Partnership on affordable housing and senior housing initiatives.
- As time permits, complete the comprehensive revision of the Subdivision Rules and Regulations.
- As time permits, begin the process of updating the Town's 2000 Comprehensive Plan.



Planning Board Members

Steven H. Olanoff, Chairman
Steven M. Rafsky, Vice Chairman
Bruce H. Montgomery, Secretary
Robert C. Malster
John J. Wiggin

Nora Loughnane, Town Planner
Janice Barba, Land Use Assistant