Attendance & Call to Order:
Ch. Wiggin called the meeting to order at 6:50 p.m.

Present: Planning Board members Jack Wiggin, Steve Olanoff, Steve Rafsky, Bruce Montgomery and Chris Pfaff; Town Planner Nora Loughnane; Special Counsel Daniel Bailey and Gareth Orsmond; and Planning & Land Use Specialist Janice Barba recorded the minutes.

Ch. Wiggin welcomed the proponent’s team: John Twohig from Goulston & Storrs, Paul Cincotta from N.E. Development, and Ray Murphy from Eastern Development. Also present, Town Peer Review Consultant Merrick Turner from Beta Engineering, Finance and Warrant Commission subcommittee members and Selectman Nancy Hyde.

Ms. Loughnane gave a brief update on recently submitted project submittals from the proponent thus far:
- Updated Utility Summary
- Revised Site Development Plans including roadway layouts
- Revised Stormwater Management Report
- Lighting & Landscape Plans
- Revised Traffic Report
- Project Narrative

These documents and plans have been uploaded to the town’s website for review by the public. Other items that remain to be submitted are: a noise study, further refinement of the above mentioned documents, as well as a new zoning bylaw which is being drafted by the town’s special counsel. A report from Judi Barrett, the town’s fiscal peer review consultant who will study and assess the fiscal impact study done by Connery Associates on behalf of the proponent, will be submitted. Ms. Loughnane said that Ms. Barrett expects to meet with the Westwood school administration and committee, town manager and town department heads as well as meet with the same for the towns of Dedham, Burlington, Hingham and Northborough in order to gather data for the report to the Planning Board.

Status Report on Proposed Zoning Bylaw
Special Counsel Dan Bailey reported that he and Special Counsel Gareth Orsmond have been working closely with the proponent’s counsels, John Twohig and Carmine Tomas to draft the zoning bylaw. In addition, they have gathered significant feedback and important comments from town staff and planning board members, which will be incorporated into the language refinement of the bylaw. Mr. Bailey said that only a couple of major issues remain to be solved with the proponent and expects that a draft will be ready for the Planning Board’s review within a week.

Update on University Station Project Review Timeline
Ms. Loughnane gave a brief update on the project review timeline and the upcoming topics for the next several weeks of Planning Board meetings. A copy of this document is available with these minutes.

**Presentations by Proponent**

*Lou Allevatto of Allevatto Architects presented the University Station Conceptual Design Package.*

**Highlights of the presentation:**

- Master Plan Design
- General Building Materials
- Anchor Tenant Façade Concepts (Wegman's & Target)
- Large and Mid-Sized Retail Façade Concepts
- Buildings A-D Elevations & Sketches
- Small Retail Façade Concepts
- Building N Elevations & Sketches
- Discussed proposed use of a diversity of materials with sustainability in mind and to make buildings have a cohesive feel. Examples of materials included: masonry brick, cultured stone, decorative masonry, cast stone, fiber cement boards, synthetic and recycled materials, metal elements, fabric awnings, etc.
- Displayed the design of the two primary anchors, Target and Wegman's. Each with distinct differences, specific to each company's branding.
- Displayed the design of junior anchors – neutral backgrounds that reappear creating simple backdrops for the primary entrance points; facades of varying heights; discussed the “back of the building” service areas.
- Service Court – showed screening examples.
- Building N – small tenants (900 sq. ft. or less.)

(To view this presentation, follow this link: [http://www.townhall.westwood.ma.us/index.cfm/pk/download/pid/28368/id/29424](http://www.townhall.westwood.ma.us/index.cfm/pk/download/pid/28368/id/29424))

**David Hall – Hanover Company**

**Highlights of the Residential Component Presentation**

- Overall Site Plans
- Front View
- Cross Section
- Preliminary Unit Floor Plans
- Example photographs of interiors of housing units, courtyards, pool and clubhouse

**Details on Housing Units:**

- High quality apartment buildings, approximately 55’ tall with four stories.
- 200 & 220 Units per building
- 60% one-bedroom units (approximately 850 sq. ft.)
- 40% two-bedroom units (approximately 1,250 sq. ft.)
- Access off Rosemont Street
- Interior parking not visible from the street
- Three courtyards
Board Questions & Comments:

- What are the proposed rents? (Answer - $1,900 - $3,600)
- What is the occupancy? (Answer - 96%)
- Are amenities included in the rent? (Answer – yes)
- Where are other Hanover Properties in MA? (Answer - Braintree, Foxboro, Stoughton, Tewksbury, Cambridge, Boston Pier 4)
- Is the parking at grade level? (Answer – yes)
- Is there accommodation for moving vans? (Answer – yes)
- Is there an affordable component in this housing? (Answer – the rear building (220 units), 25%, or 55 of the units are designated as affordable and in the front building (200 units) 10%, or 20 of the units are designated as affordable.)
- Will there be differences in the interior units? (Answer – no)

(To view this presentation, follow this link: http://www.townhall.westwood.ma.us/index.cfm/pk/download/pid/28368/id/29428)

At this point in the meeting the Planning Board took a brief recess from the University Station discussion to hear a public hearing on another matter.

Public Hearing for Environmental Impact and Design Review (EIDR) of Proposed Restaurant, Wild Blossom - 301 Washington Street

Ch. Wiggin read the notice of public hearing and opened the hearing at approximately 7:30 p.m. He welcomed applicant Jaimie Thang of Wild Blossom and property owner Alfred Magaletta to the meeting.

Ms. Loughnane gave a brief description of the project:

- Proposal includes interior alterations of the original retail space formerly Coldstone Creamery to construct a 2,000 sq. ft. Asian restaurant with 48 seats, dine-in and takeout.
- There will not be any exterior alterations to building, landscaping or parking lot.
- It has been determined that nineteen parking spaces will be required for this restaurant. The municipal lot, which is located across the street but within 400' of the property, has thirty-one spaces and nine of them could be used to meet the overflow parking needs by Wild Blossom, as approved by the town administrator, without any restrictions. It is expected that during the evenings, more than ten spaces will be available.

Ms. Thang added the following comments:

- All employees will ride to work in one, company vehicle.
- She will be operating this restaurant with a partner, who is already a restaurant owner in Boston.

Board Questions & Comments

- General discussion and comments about the adequacy of the existing parking spaces and the municipal lot. Ms. Loughnane said that the town administrator informed that if
parking becomes a problem, the town would enforce “No All Day Parking”.

- Will there be designated front parking spaces for takeout?
- Are their parking restrictions on School Street? (Ms. Loughnane said parking at the School Street playground can occasionally be congested but there aren’t any parking restrictions there.)
- A suggestion was made to the property that he may want to consider posting designated parking signs for Café Diva, barbershop and Wild Blossom.
- Property owner, Mr. Magaletta said that the parking spaces behind the office are included as available for both his office and the restaurant.
- Approval of the site plan was suggested with a condition that the applicant must again appear before the planning board if parking becomes problematic.

Motion/Action Taken:
Upon a motion by Mr. Montgomery and seconded by Mr. Pfaff, the board voted unanimously in favor to waive submittal of any unnecessary items under the EIDR, not required for submittal.

Upon a motion by Mr. Montgomery and seconded by Mr. Pfaff, the board voted unanimously in favor to close this hearing.

Upon a motion by Mr. Rafsky and seconded by Mr. Pfaff, the board voted unanimously in favor to approve the plans for the proposed Wild Blossom restaurant, with the conditions discussed.

The University Station discussion resumed at approximately 8:00 p.m.

Urban & Landscape Design Presentations
Brian Rester - Elkus Manfredi Architects –Summary of Overall Master Plan Changes
- Small change to add a restaurant tenant
- Assisted living facility location has been identified with access off University Ave. Visual amenities of the wellhead.
- Core Village Site – hotel moved forward
- Offices relocated to replace residential areas.
- Residential/Condominium complex identified.
- Parking has been rationalized and placed appropriate to the uses in the area.
- Access to the train station has been addressed and new landscaping has created better pedestrian paths.

To view the documents presented here, follow the link:
http://www.townhall.westwood.ma.us/index.cfm/pk/download/pid/28368/id/29370

JP Shadley – Shadley Associates
Landscape Design Presentation Highlights:
1. Landscape Overview
2. Pedestrian Connectivity
3. Amenities, Water Retention and Conservation
4. Buffers
Design elements mentioned although not fully presented in detail:

- Blue Hill Drive block - open gateway for public uses, restaurants, etc. possibility for a neighborhood gateway.
- Rosemont Street has architectural framing the edge with walls, crosswalks, light poles, signage, plantings, and pavers.
- Pedestrian circulation – major lateral movements – Marymount, office area has a collector to get you to the Amtrak station.
- Specialty pavements are consistent with the needs of the development.
- At wellhead native planting field with low maintenance/mowing – twice a year. Leads to a more formalized area without harm to the wellhead. No pesticides, etc.
- Village green – gazebo & fountain
- Corner Park – water quality treatment will feature a wet meadow with blended landscape components – salt marsh grass – sculpture
- Whitewood Road – possibly a vertical water feature. Keep pedestrians away from street curb.
- Longitudinal section was shown to depict scale of streetscape.
- Possible ice skating facility in winter.
- Existing sound attenuation fence and pine oak and native beech trees will provide screening and can be added underneath an existing forest.

To view the documents presented during this presentation, follow this link: http://www.townhall.westwood.ma.us/index.cfm/pk/download/pid/28368/id/29426

Board Questions & Comments

- A board member suggested extending the trail or path near the small restaurant leading to the railroad tracks. (Mr. Shadley said he would have to check jurisdictional issues.)
- A board member commended Mr. Shadley on the hard work that has been put into these plans and appreciates the quality.
- A board member suggested some additional work on the backside of Blue Hill Drive, more to create as another entry and not a back. (Mr. Shadley said there is less control in that area. Mr. Cincotta said that there are sidewalks running all the way down University Ave. to Canton St. on both sides.)
- Are there plans for sidewalks or a gateway element planned for the beginning of the project from the southern side? (Mr. Cincotta said that there is little opportunity for the use of pavement and there is no control of the other side of the street to create a gateway element.)
- Who will maintain all the open space and common areas? (The developer and tenants.)
- Will there be pedestrian access from the offices above? (No it is too steep for pedestrian access and lacks ADA compliance. The elevation is 102’.)
- Can trees be planted in the interior of parking lots with a 5’ sidewalk between them? (Mr. Shadley said that this is complicated, trees need more space to thrive.)
- How far is the walk from University Ave. to Target or Wegman’s? (It is about 400’.)

Peer Review Comments:

- Mike Sonessi – Beta Engineering urban design subcontractor. Thanked applicant for the improvements made in the drawings. He identified some concerns: (1) height of the
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retaining wall and the fabrication of the wall; (2) office building view – cars in parking lots will look at a sea of roofs. (3) Would like park-like areas to continue into the A-D areas; (4) retail is moving along nicely and would like to have more discussion about signs and use of materials. (5) Village area has clearly improved near the hotel with the retail spread around engaging pedestrians along this circuit, especially with train.

- Merrick Turner – Beta Engineering- Commented about the roadway network – Rosemont has been moved further north. The connectivity of University Avenue will remain a challenge. There has been expansion of roadways with five and more lanes. More focus on roadways with regard to traffic will be the focus of the next round of review. Lane configurations will also be examined.

Public Comments:
- B. Delisle – Finance & Warrant Commission member, Will there be any additional information on the housing? What is the balance? (Mr. Cincotta said the balance of the housing in later phases might be a combination of rental and ownership.)
- B. Delisle - Will land be set aside for a public safety substation? (Mr. Cincotta said possibly, somewhere along Canton Street.)
- C. Jordan – Strasser Ave., What is the split between the housing? (60% one bedrooms and 40% two bedrooms.)
- R. Maloof – Whitewood Road, additional screening and barriers for residential abutters is needed. (Mr. Cincotta said that he would look closer at the buffering for this resident’s house.)

Motion/Action Taken:
None needed.

Concluding Comments:
Additional discussion will continue at the Board’s next meeting on December 11th. The topic of the discussion will likely be zoning and project timeline, allowing the technical peer reviews to continue.

Next Meetings:
Tuesday, December 11th, 6:30 p.m., Champagne Meeting Room.

Adjournment
Upon a motion by Mr. Montgomery and seconded by Mr. Pfaff the board voted unanimously in favor to adjourn the meeting at approximately 9:50 p.m.
List of Documents, Materials and Exhibits
See links embedded in body of this document.