Call to Order:
The meeting was called to order by Vice Chairman Atkins at approximately 7:03 p.m. Mr. Atkins will be serving as Acting Chairman for this meeting.

Present:
Planning Board members present: Steven H. Olanoff, David L. Atkins, Jr., Michael L. McCusker and Brian D. Gorman. Trevor W. Laubenstein was absent. Staff members present: Town Planner Abigail McCabe, Community & Economic Development Director, Nora Loughnane and Planning & Land Use Specialist Janice Barba.

Wegmans, University Station – Request to Amend 2016 Project Specific Signage condition, related to a one year extension for cart corral signs reminding customers to use reusable shopping bags.

Lisa Hessley, Wegmans customer service manager was present to explain the request for to amend the Planning Board’s condition from June 2016 to allow a grace period for the one-year extension to allow cart corral signs until September 1, 2018 to be an administrative approval by the Town Planner. Ms. Hessley stated that the signs have been an effective reminder to both current and new Wegmans customers to use reusable grocery bags instead of plastic grocery bags.

Town Planner’s Comments
Condition #3 stated that the Applicant may request a one-year extension of time prior to the end of the expiration period with written approval granted by Town Planner, after consultation with Planning Board. However, that request should have been received prior to September 1 and it was received on September 8.

Board Comments
Board members discussed being in favor of allowing the extension of use of the sign; a board member disagreed with allowing this sign stating it is outside the intention of UAMUD sign bylaw. A board member asked for clarification of the Project Specific Signage Package.

Public Comments:
Resident S. Rafsky, 646 Canton Street, commented that he believed the goal of the UAMUD Bylaw was to allow Planning Board flexibility and believes these signs are compliant with the Project Specific Signage Package. He added that he has been at other Wegmans locations where this sign is posted.

Action Taken
Upon a motion by Mr. Olanoff and seconded by Mr. Gorman, the Board voted 4-0 in favor to authorize the Town Planner to grant a one-year extension for the cart coral signs for one year, to be removed by September 1, 2018.

247 Station Drive (fka 1 NSTAR Way), NSTAR Electric Eversource Energy - EIDR* Public Hearing proposal for ground mounted solar canopies over parking areas
Summary of presentation by Steve Wiehe of Weston & Sampson, representing Eversource Energy
Proposal includes the installation of 18 solar parking canopies on top of an existing, paved parking lot generating 2,300 kW DCkw. This project supports overall renewable energy goals of the Commonwealth and helps Eversource in complying with its own renewable energy goals & regulatory provisions.

- There are no proposed buildings or changes in impervious surface or ground contours associated with this project.
- No changes to traffic patterns
Approximately 50-60 parking lot trees are proposed to be removed and a Landscaping plan and photos of replacement planting species were presented. Applicant stated that all trees that do not obstruct the solar carports construction or shade will remain.

Solar canopies will have lighting underneath and be photosensitive but designed to operate 24 hours a day for security reasons and for disaster response purposes.

Details of Solar Carport sections were provided, including a footing detail.

Turning Templates for Fire Department were presented and have been approved by Fire Department.

Some of the existing 25’ light poles will be removed and replaced with under canopy lighting at a height of 14’

54 Trees, + or – will be removed and will be replaced and Applicant is agreeable to replacing with some other species in kind to supplement screening for buffering residents to the west.

Several photos were submitted to provide view simulations and vantage points.

Board Questions & Comments

- Questions were asked about Eversource’s existing 24 hour, call center operation.
- There was a discussion about the need for 24 hours a day interior building light usage for the small amount of employees that are in the call center overnight and the impacts of the lighting on the neighbors. (Mr. Wiehe said due to employee safety concerns and the need for Eversource to be a staging station for emergency response, lights need to be on all the time, and there are typically 25 employees may be on site all night.)
- Question about the existing lighting plan. (Mr. Wiehe said only poles that are in the way of the canopies will be removed.) Lighting plan was provided but did not show all fixtures.
- A board member stated that there had been past complaints from neighbors were about lights on all night in the call center side of the building, which happens to face the neighbors and the light is coming from the windows.
- A Board member noted that Section 6.4. 12 [Hours] of the bylaw allows the Board to waive so as to allow only security lighting. (Mr. Wiehe said landscaping will be supplemented to prevent light spillage to neighboring properties.)
- A board member expressed concern about the lighting adequacy of the areas of the parking lot beyond the canopy lighting. (Mr. Wiehe stated that the plan C4 (existing) Lighting levels be adequate.)
- Board members want to an updated lighting plan submitted showing existing and proposed lighting over the whole site.
- A board member asked about a trailer shown on the plans, its purpose and whether it will remain permanently.

Public Comments:

S. Rafsky, Canton Street – The neighbors on the westerly side of the project included a berm and landscaping of the parking lot. The plantings have grown too high and low plantings have died and left gaps. He requested specificity about types of landscaping to be planted where the voids are. (Mr. Wiehe said he would work with the Town Planner on this.)

A Summary of Staff and Board Recommendations to applicant for the next meeting:

Updated Landscape Plan showing the following:
- Clearly indicate every tree to be removed for the canopies;
- Show the proposed locations for new tree plantings, and located in the landscape areas behind the abutters.

Updated Proposed Lighting Plan showing the following:
- Include the locations and light output for the existing light fixtures that are to remain in addition to the new lights under the canopies so the proposed plan to reflect the finished conditions. Light levels to be checked for compliance, specifically near canopy 18.
- The existing unused light utility/bases to be removed in the landscape buffer areas surrounding the parking lot should be removed.

Action Taken

Upon a motion by Mr. Olanoff and seconded by Mr. McCusker, the Board voted 4-0 in favor to continue this hearing.
until Tuesday, October 3rd, at 7 p.m. in Champagne Meeting Room, 50 Carby Street.

213 Fox Hill Drive, Sprint WCOD-EIDR*

*Presentation*

Dan Formos of Tower Resource Management, Inc. was present and gave a brief summary of the proposal to alter Sprint’s existing wireless communications facility located on the Dedham Westwood Water Tank at 213 Fox Hill Drive. The proposal includes adding three new antennas and associated cables; three remote radio heads behind the new antennas and retrofitting existing equipment cabinets with RAN and battery strings within the existing lease area at ground level (85.2’).

*Town Planner’s Comments*

This application was approved in 2014 but the permit lapsed and no work was done. The applicant has included coverage maps and RF report with this new application.

The Applicant is seeking the following waivers from the site plan review requirements:

- site plan showing drainage, stormwater management, parking, landscaping, sewage and trash disposal.
- exterior lighting plan.
- traffic study.
- presentation model.

Ms. McCabe recommended the following conditions, if approved and summarized the following:

1. Prior to the release of the Planning Board’s approval, the Applicant shall submit an updated letter of authorization from the property owner to document the Applicant’s legal right to install the facility.
2. Prior to the issuance of building permits, the Applicant shall submit confirmation to the Town Planner that the wireless facility complies with all applicable federal and state standards, regulations and statutes.
3. The visual and aesthetic impact of the antennas, radio heads, mounting brackets and any other attachments shall be minimized to the fullest extent practical. The antennas and cabling shall be painted to match the color of the water tank and repainted as necessary.
4. The Applicant shall verify through post-installation monitoring and report of an independent radio engineering consultant that the new and replacement antennas and remote radio heads will not interfere with nor have any negative effect on the Town’s emergency radio communications.
5. The Planning Board shall be notified within thirty (30) days of any discontinuance of the wireless facility. All antennas, brackets, cabling and any other associated equipment shall be fully removed within six (6) months of abandonment or discontinuance of the use.
6. This WCOD-EIDR Approval 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 the EIDR Approval, the term “substantial use thereof or construction thereunder” shall mean the commencement and substantial progress of approved vertical construction activity.
7. A copy of this Decision and the Project Plans shall be kept on the Project Site at all times during construction.

*No Public Comments:*

Mr. Atkins opened the hearing to public comment to which there was none

*Board Questions & Comments*

A board member asked for clarification on what the purpose of the new antennas was.

*Action Taken*

Upon a motion by Mr. Olanoff and seconded by Mr. McCusker, the Board voted 4-0 to grant the requested four waivers and to approve the WCOD-EIDR for Sprint, at 213 Fox Hill Street with conditions provided by the Town Planner.
Upon a motion by Mr. Olanoff and seconded by Mr. McCusker, the Board voted 4-0 to close this hearing.

**Westview Estates Definitive Subdivision Amendment, Thompson Avenue** - Public hearing continued from 9/5 – Request to amend the approved plan that includes trees planted every 30 ft. on both sides of the street

**Presentation**
Paul Tryder representing Cornerstone Corporation presented an alternative tree planting plan for Westview Estates/Thompson Avenue. After meeting with the homeowner’s association there has been a consensus reached with the tree planting plan for 60 trees all within 20 ft. of the sidewalk. (A copy of this Thompson Avenue Tree Planting Plan is available with these minutes.)

- Trees are in front of houses <20 feet from the sidewalk
- Trees line the street where possible/practical without imposing on spaces
- Detention basin is obscured from street view, year round
- Tree plan is designed for street aesthetics (not private lot landscaping)
- Tree locations represent owners “first preference”

Homeowner’s Association president Julie Menendez of #49 Thompson Ave. added that the homeowners are satisfied with the locations of the trees and that some owners will be reimbursed for some trees already planted at their expense.

**Town Planner’s Comments**
This proposal is favorable and if the Board accepts it, tree planting can begin immediately. The conservation agent recommended that the trees need to be properly spaced at least 10’ apart in front of the detention basin so that the trees will grow properly. The new trees may have to be staggered between the existing trees on the detention basin lot.

**Board Questions & Comments**
- Questions were asked about the undeveloped lots and the trees needed to be planted on those lots.
- Questions were asked about the appearance and maintenance of the detention basin.

**Public Comments**

Julie Menendez, #49 Thompson Ave. – Commented that the appearance of the detention basin is not attractive and the sixteen trees will be planted to screen the view of the lot. (Have 10 birch trees)

Mike Terry Attorney for Cornerstone Corporation informed the Board that the Operations & Maintenance Plan for the subdivision states that the detention basin is inspected and maintained annually by Cornerstone Corporation and the homeowners association.

**Action Taken**

Upon a motion by Mr. Olanoff and seconded by Mr. McCusker, the Board voted 4-0 to approve the modified subdivision plan to accept an alternate landscape plan as submitted for Westwood Estates Definitive Subdivision.

Upon a motion by Mr. Olanoff and seconded by Mr. McCusker, the Board voted 4-0 to approve close the hearing.

**Westwood Estates Definitive Subdivision (fka 9 Hedgerow Lane, 443 Canton St, Wight Ln.)** – Preliminary Review of proposed modification to alter the Hedgerow Lane layout. at the intersection of the new Hedgerow Lane and in front of 6, 18, & 21 Hedgerow Ln.

**Applicant’s Presentation**
Matt Smith of Norwood Engineering, Co. was present and gave a summary of the approved ten lot subdivision layout which created a new/extended Hedgerow Ln. Two houses at end and one at corner of Canton St. would remain within
the Town's right-of-way on paper but the paving and curbing be physically removed and replaced with grass and extended driveways to appear as the homeowner's front yards. This approach would allow the new road extending Hedgerow Ln. to intersect directly with Canton St. without having that existing bulb creating an unusual intersection and avoids Town Meeting approval of a street abandonment. He explained that three existing residents of Hedgerow Ln. are now objecting to the proposal for their lawns and driveways to be longer and remain in the right of way. The Hedgerow Ln. residents do not want the extended lawn and driveways now as they thought the land would become part of their lots.

Tonight's proposed preliminary modification draft keeps the existing bulb the way it is, keeps it in the right-of-way as to avoid a requirement for town meeting action, but extends grass and driveway area in front of #6. Also, lots 18 & 21 have their legal frontage on the Hedgerow Ln. cul-de-sac and conform to zoning.

Staff noted that another reason the Planning Board recommended the dead-end street on paper was so the two houses on Hedgerow Lane could continue to use that has their legal frontage so their lots remain in conformance with zoning.

Board Questions & Comments

- Discussed the differences between to plans A & B, noting that proposed modification presented tonight would need town meeting action.
- A board member asked about the timeline of transfer of ownership and street acceptance. (Transfer of ownership must occur prior to Planning Board recommending street acceptance.)
- Ms. Loughnane said that plan A is a valid subdivision approval as long as the Board of Selectmen granted approval of the street layout changes. Before the Board of Selectmen could consider this matter, the office received word from the three property owners who expressed that they did not want the Board of Selectmen to grant approval. Ms. Loughnane suggested that in order to consider Plan B homeowners of the three lots would need to meet right away to come to a legal agreement and order a survey to reconfigure lot lines to ensure lot frontage and width conformance for each property owner.

Public Comments

Paul Schneiders Attorney representing abutter E. Davey, 18 Hedgerow Ln. Commented that Ms. Davey is in favor of the plan B submitted tonight and that lot line agreements are necessary.

John Shang, 6 Hedgerow Lane – commented that this is complex with each property owner having longer driveways and is concerned about snow removal and maintenance. He said he is not sure he wants additional property/land.

E. Davey, 18 Hedgerow Ln. - commented that her 175’ of frontage is on Hedgerow Lane now and does not want it to be on a Town owned meadow, instead of a road.

H. Li, 21 Hedgerow – asked who will maintain the spaces between the driveways; it will be horrible in the winter.

Action Taken

No formal action is needed as this discussion was an informal preliminary review. The Board recommended the four property owners (the subdivision developer and three Hedgerow Lane property owners) work together to develop a plan that brings the Hedgerow lots up to front on the new re-aligned Hedgerow, while maintaining legal frontage so that all lots remain conforming with zoning, and the lots remain in a way that the property owners are agreeable. If all four lot owners can agree, a request to Town Meeting for the abandonment of the former right-of-way may be possible for November Town Meeting.

565 Gay St. (Map 16, Lot 435), Approval Not Required (ANR) Plan - To create three single-family residential lots on the 6 acre parcel on Gay Farm Way in the SRE (Single Family Residence E) zoning district.

Vice Chairman David L. Atkins recused himself from this agenda item as he is an elected member of the Westwood Affordable Housing Associations (WAHA), which owns a house directly abutting 565 Gay Street. Mr. Olanoff will serve as
acting vice chairman for this review.

Presentation
John Glossa of Glossa Engineering presented a plan for three, single-family lots on Gay Farm Way, off of Gay Street. He explained that he said that Gay Farm Way has been existence since March 11, 1940 and serves as frontage for the creation of two new lots. He submitted copies of three ANR plans endorsed by the Planning Board: one from 1969, 1974 and 1993 showing right of way Gay Farm Way.

Town Planner’s Comments
Ms. McCabe responded that she has been advised by Town Counsel that Gay Farm Way is not a way and was not specifically approved as a subdivision, thus does not provided adequate frontage or access within the confines of the Subdivision Control Law.

Board Questions & Comments
- Board members reviewed the plans submitted by the applicant and asked questions about the validity of the endorsement.

No Public Comments

Action Taken
Upon a motion by Mr. McCusker and seconded by Mr. Gorman, the Board voted 3-0 to deny endorsement of the ANR Plan for 565 Gay Street (Map 16, Lot 435) based on the following findings:

1. The Applicant has not provided sufficient information to demonstrate that the proposed lots 2 and 3 front on one of the qualified ways as specified in Chapter 41, Section 81L, MGL;
2. The plans submitted with this Application are not shown on a way approved in accordance with the Subdivision Control Law;
3. The Board determines that the vital access to proposed lots 2 and 3 as specified by Chapter 41, Section 81M, MGL does not exist on Gay Farm Way;
4. The Applicant has not provided sufficient documentation to determine legal access to Gay Street over 581 Gay Street (Map 16, Lot 433);
5. The property located at 581 Gay Street (Map 16, Lot 433) is subject to specific Restrictions as listed in the property’s Deed;
6. Gay Farm Way does not have sufficient width or suitable grades to provide safe and adequate access to a public way; and
7. The intended land division shown on the proposed ANR plan constitutes a subdivision requiring approval under the Subdivision Control Law.

Review and discuss articles for consideration at November Town Meeting
The Board of Selectmen opened the Warrant for Town Meeting on 9/11 and it will be closed on 9/25/17.
- Planning Board submitted two zoning articles (cafeterias allowed accessory use in HB zone, modifications to definitions for medical uses, & general housekeeping)
  Board members agreed with the intent of the two zoning articles and housekeeping amendments.
- Consideration of other possible zoning articles (limit number of residential dwellings in FMUOD 6 & 7, accessory uses in UAMUD)

Town Planner’s Comments
The Board of Selectmen supported adding a cap to the number of residential units in the Washington Street and High Street Business Districts and has asked the Planning Board to consider joint sponsorship of article. Staff has suggested limiting the total number of units to 90 in FMUOD 6 & 7 (each 90 max).
Board Discussion

- Board members discussed how this maximum number was determined and if there’s any discretion on the number.
- In general board members agreed that a cap on the number of residential units is reasonable.
- A board member asked if there’s a possibility that voters at town meeting will attempt to decrease this number.

Ms. Loughnane commented that she has analyzed the total possible number of units at full build out. This analysis has many assumptions such as the absolute minimum setbacks, underground parking, 1 parking space per unit, all retail and commercial requiring only 4 parking spaces per 1,000 SF, maximum building sizes, lot combinations, limited landscaping, without public amenities. The spreadsheet estimates 149, 1-bedroom dwellings in FMUOD 6 and 119 in FMUOD 7. Therefore, the staff believes that 90 is reasonable maximum that is not likely to be developed but provides a maximum cap for future multi-family residential development. Ms. Loughnane said that an amendment would not be attempted on Town Meeting floor as the Planning Board’s public hearing process and Finance & Warrant Commission’s public hearings would ensure that this cap would be a definitive change before getting to Town Meeting.

- A board member asked about whether the same cap would be applied to FMUOD 3. Ms. Loughnane stated that no cap is proposed in those districts as they are not downtown districts.

- Preliminary review of Thompson Ave. street acceptance request and final subdivision items (Westview Estates) Staff reported that a final inspection of the Westview Estates Definitive Subdivision is in progress by Phil Paradis, Town Engineer and that the only remaining items are the tree planting and confirmation of the sub drain installation.

Other Business:
- Committee Reports – Mr. Olanoff and Mr. McCusker attended the TRIC meeting on 9/19.
- Westwood Day Saturday, September 23

Approval of Minutes:
Upon a motion by Mr. Olanoff and seconded by Mr. McCusker, the Board voted 4-0 in favor to approve the following meeting minutes as amended: 9/5/17.

Adjournment
Upon a motion by Mr. McCusker and seconded by Mr. Gorman, the Board voted unanimously in favor to adjourn the meeting at approximately p.m.

List of Documents

| Memo to Planning Board from A. McCabe dated 9/15/17, updated 9/18 and 9/19 re: Meeting Summary for 9/19/17 | PDF |
| Letter to Town Planner from Wegmans dated 9/8/17 re: request for one year extension of approval of posting of reusable bag signs on the cart corrals | PDF |
| Photo of Wegmans cart corral sign | |
| University Station Supplemental Sign Plan – S1 | |
| 247 Station Drive (fka One NStar Way) Eversource – Photo renderings, simulations & trees in parking islands | PDF |
| 247 Station Drive – Eversource Power Point Presentation | |
- Fire Department Adequate Water Supply document
- Turning Movement Plan – Fire Department
- Westwood Estates – Alternative Driveway/Cul de Sac paving plan, dated 8/29/17
- Westview Estates – Thompson Avenue Alternative Tree Planting Plan with photos
- Conservation Comments; Westview Estates
- Draft Warrant Articles from Abby McCabe
- Application and Plans submitted for 565 Gay Street ANR
- Plan of Land from 1972 and 1993, supporting material for 565 Gay Street
- Sprint Application, plans, coverage maps, radiofrequency report submitted for 213 Fox Hill Street to the Planning Board