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# Westwood Finance Commission

## 2007 Annual Town Meeting Warrant Article Summary

### **Finance Commission Public Hearings\***

**February 26, 27 and  
March 26, 27**

**7:30 P.M.**

**Thurston Middle School Cafeteria  
850 High Street**

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\*If necessary, please check the Town of Westwood web site at [www.townhall.westwood.ma.us](http://www.townhall.westwood.ma.us)  
for weather related postponement information.



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**Finance Commission**

James Connors, Chairman  
Lisa Pisano, Vice Chairman

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|------------------|--------------------|
| Peter Cahill     | Kevin McManus      |
| Andrew Ferren    | Gerald Mitchell    |
| John Grady       | Margaret O'Brien   |
| George Hertz     | Michael O'Hara     |
| Brian London     | Mark Passacantando |
| Mary Masi-Phelps | Michael Raftery    |
|                  | Ann Wood           |

Sheila Nee, Administrator

Dear Residents,

The Finance Commission is in the process of reviewing both the budget and the warrant articles that will be presented at the Annual Town Meeting in May. The Commission will vote on these matters and present written recommendations prior to Town Meeting. We have been meeting with various Town employees and officials, but the most important input we receive comes directly from the residents of the Town. We urge you to attend our public hearings so that we may listen to your concerns. In addition, these public hearings present one of the best forums to get your opinions known by other Town residents and the press, prior to Town Meeting.

The Town continues to face significant financial challenges. The FY08 budget again shows that the increases in fixed costs will consume most increases in revenue, leaving limited revenue to fund increases in the school and municipal operating budgets.

These are important matters that will directly affect both your tax bill and the quality of life in Westwood in the future. Please come to our hearings on February 26, 27, and March 26 and 27. The Finance Commission considers all articles in the warrant for every Town Meeting and reports to the residents in print before each Town Meeting its advice, estimates, and recommendations for consideration by you – the Town Meeting. We take our responsibilities seriously and therefore encourage you to attend these hearings and become knowledgeable about the questions on which you will be asked to vote at Town Meeting on Monday, May 7, 2007.

*What Goes On at the Hearings?*

**February 26, 27, 2007**

These initial hearings allow the sponsors of specific articles to present their proposed articles. The meetings provide an opportunity for public response which can influence changes, if necessary, in the final wording which appears on the warrant for Town Meeting.

Following public input, the Finance Commission may vote their recommendation(s) at this hearing or may do so at any of their regular meetings held during the month of March.





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**March 26, 27, 2007**

Final costs will be available on all articles. Again, public participation is encouraged. Discussion will continue, if necessary, on articles presented at the February public hearing.

The Finance Commission will vote its recommendations on remaining articles at the completion of the March 27 public hearing.



**Schedule for February 26, 2007 – 7:30 P.M.**

**Board of Selectmen Articles  
Pertaining to Westwood Station**

1. Eminent domain – this article is intended to provide the Board of Selectmen the ability to make any minor eminent domain takings that relate to the Town’s commitment to traffic improvements connected with Westwood Station.
2. To accept G.L. c. 39, § 23D (as amended by c. 79 of the Acts of 2006) to allow a member of any municipal board to miss a single session of a hearing and still vote on the matter provided that the absentee member examines all evidence received at the session, including an audio or video recording or transcript of the session, and provides written certification that he or she has done so.
3. To establish a new account designated specifically for Westwood Station matters, including resource and staffing needs for inspection and other services during construction, and to allocate to this account all permit fees paid by the proponents of the Westwood Station project.
4. To amend Section 9.6 of the Westwood Zoning Bylaw (Mixed Use Overlay District) to permit certain uses, solely within the area subject to the Area Master Plan, not presently allowed, more specifically as follows:
  - (A) To allow for groundwater recharge through stormwater drainage anywhere within the area subject to the Area Master Plan, rather than on each individual lot within that area as is presently required;
  - (B) To authorize a private wastewater treatment plant serving multiple lots (if approved by the Department of Environmental Protection);
  - (C) To authorize private entities, in addition to public service corporations or agencies, to provide essential services (gas, electrical, steam or water transmission or distribution systems and collection, communications, supply or disposal systems, but not including wireless communications facilities);
  - (D) To authorize a shuttle service and related facilities, including light service (but not gasoline refueling) of the shuttle buses;



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- (E) To allow as a use outpatient or ambulatory medical center or clinics (excluding overnight care facilities), and which may include health educational use;
  - (F) To allow extended-stay all-suites hotels with rooms containing independent cooking facilities as a use;
  - (G) To authorize parking facilities with reduced setback and landscaping requirements if deemed appropriate by the Planning Board and subject to Environmental Impact and Design Review;
  - (H) To allow accessory uses to be located within the area subject to the Area Master Plan but not on the same lot as the principle use that they serve;
  - (I) Subject to Environmental Impact and Design Review, to authorize signs, including in limited instances illuminated signs, located within the area subject to the Area Master Plan but not on same lot as the use to which they pertain;
  - (J) To allow restaurants with entertainment as part of a project within the MUOD that also includes at least 500,000 square feet of Retail Sales and Services use;
  - (K) To allow “Motor vehicle light service” within Retail Sales and Services establishments of 15,000 square feet or more in the MUOD so that the installation of media systems in vehicles can be authorized in connection with retail sales, and the fuel in such vehicles shall not be considered the storage of liquid petroleum products.
5. To amend Section 2 of the Zoning Bylaw to add a definition of “entertainment.”
6. To authorize the Board of Selectmen to take any actions necessary to create a new roadway layout for that portion of the Town known as Westwood Station and to conform to this new layout any related infrastructure rights, as shown on a detailed plan set, more specifically as follows:
- (A) To take all actions necessary, including acquiring, at no expense to the Town, by purchase, conveyance, gift, eminent domain or otherwise, any necessary interests in land (1) to lay out as a town way a reconfigured portion of University Avenue; (2) to lay out as a town way Westwood Station Boulevard; (3) to lay out as a town way NSTAR Way; (4) to alter the layouts as necessary to widen and improve the intersection of Canton Street with University Avenue; and (5) to accept temporary right-of-way easements for public travel and infrastructure until completion of the new roadway layout and associated infrastructure for Westwood Station;
  - (B) To discontinue such portions of University Avenue, Rosemont Road, Harvard Street, and NSTAR Way as are inconsistent with the new roadway layout shown on the plan set;
  - (C) To relocate or abandon certain roadway, sidewalk, landscape, signage, drainage and infrastructure easements and rights held by the Town so as to conform to the new roadway layout and associated infrastructure for Westwood Station;
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- (D) To acquire, at no expense to the Town, by purchase, conveyance, gift, eminent domain or otherwise, and to thereafter abandon, certain private rights, easements and interests in land within the bounds of the existing town ways, University Avenue, Rosemont Road, Marymount Avenue and Harvard Street, and related slope easements and rights, and to enter into all agreements and execute all instruments or take other action as may be necessary in connection therewith; and
- (E) To acquire, at no expense to the Town, by purchase, conveyance, gift, eminent domain or otherwise, and to thereafter relocate or abandon certain easements, rights and interests in land related to rights of way, signs, utilities, drainage and slopes so as to conform to the new roadway layout and related infrastructure for Westwood Station, and to enter into all agreements and execute all instruments or take other action as may be necessary in connection therewith.
7. To authorize the Board of Selectmen to take any actions necessary, including acquiring, at no expense to the Town, by purchase, conveyance, gift, eminent domain or otherwise, any necessary interests in land, (1) to alter the layouts of Blue Hill Drive and Whitewood Road, as shown on detailed plans, to improve access to Westwood Station Boulevard from I-95; (2) to discontinue a portion of Whitewood Road that is inconsistent with the altered layout; and (3) to lay out as a town way a Blue Hill Drive extension, as shown on the plans.
8. To amend the Town-held development restrictions that encumber 213 Whitewood Road to allow for realignment of an access way from Blue Hill Drive and/or for a pedestrian path, and to enter into all agreements and execute all instruments or take other action as may be necessary in connection therewith.
9. To authorize the Board of Selectmen to take any actions necessary, including acquiring, at no expense to the Town, by purchase, conveyance, gift, eminent domain or otherwise, any necessary interests in land, to layout a portion of Canton Street as a town way and widen a portion of this layout where necessary, as shown on detailed plans, such as for putting in a cul-de-sac preventing through traffic.
10. To take certain actions relative to financing of the Westwood Station project, more specifically as follows:
- (A) To see if the Town will approve a Tax Increment Financing (TIF) Agreement pursuant to G.L. c. 40, § 59 with the developers of the Westwood Station project and the owners of the underlying property;
- (B) To confirm the Board of Selectmen's designation of the location of the Westwood Station project, as shown on Assessors' Map 33, Lots 6, 8, 11, 12, 13, 15, 16, 17, 19 and 20, and Map 37, Lots 10, 16, 17 and 18, as the "Westwood Station Economic Opportunity Area"; and
- (C) To authorize the Board of Selectmen to submit an Economic Opportunity Area Application, Tax Increment Financing Plan, and Certified Project Application to the Massachusetts Economic Assistance Council for the Westwood Station project located within the Westwood Station Economic Opportunity Area, as described in the TIF Agreement, and to take such other action as may be necessary to obtain approval of the Certified Project Application, the Economic Opportunity Area, the
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Tax Increment Financing Plan, and the TIF Zone, and to implement the TIF Agreement, or take any other action relative thereto.

11. To authorize the Board of Selectmen to negotiate an agreement for payment in lieu of taxes (PILOT) and any other agreements, including a “development agreement” requiring mitigation for impacts attributable to the Westwood Station project, with the developers of that project and the owners of the underlying land.
12. Reserved articles for Westwood Station outstanding issues that may arise prior to Town Meeting.



**Schedule for February 27, 2007 – 7:30 P.M.**

**Status of FY08 School and Municipal Budgets**

As you may know, the Town’s budget is voted as a warrant article at Town Meeting. The School Committee and Board of Selectmen will provide brief updates on their FY08 budgets. Residents will have the opportunity to ask questions.

1. Amend town bylaw – add new section to regulate discharge to storm drain system. (Conservation Commission)
2. Accept MA General Law regarding veterans’ exemption to include cooperative apartments such as Foxhill Village. (Veterans’ Services Director)
3. Additional funding for Veterans Park. (Veterans’ Services Director)
4. Amend zoning bylaw to modify the provisions of the Planned Area Development Overlay District (PDAOD) which was adopted to cover the 50-acre commercial area at Glacier Drive and Everett Street. (Economic Development Advisory Board/Board of Selectmen)
5. Reserved article to consider modifications to #4 above. (Economic Development Advisory Board/Board of Selectmen)
6. Reserved article in the event the School Department identifies a need for modular classrooms. (School Committee)
7. Request to move Lot 6, Providence Highway, to the care, custody, and control of the Conservation Commission. (Petitioner: Christopher Poreda, 155 Willard Circle)
8. Road improvement. (Board of Selectmen)
9. Reserved articles for outstanding issues that may arise prior to Town Meeting. (Board of Selectmen)



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**Schedule for March 26, 27, 2007 – 7:30 P.M.**

In addition to the following articles, discussion will continue, if necessary, on articles presented at the earlier public hearings. The Finance Commission will vote its final recommendations on remaining articles at the completion of this hearing.

**Board of Selectmen Articles**

1. Supplemental FY07 appropriations.
2. Supplemental FY07 appropriations.
3. Supplemental FY07 appropriations – Stabilization Fund.
4. Unpaid prior year's bills.
5. FY08 Town salary and expense budgets.
6. FY08 budget – Westwood Station.
7. Municipal capital equipment/improvements.
8. Sewer capital improvements.
9. School capital equipment/improvements.
10. Street acceptance: To date, Shoe String Lane.
11. Reserved article(s) for outstanding issues that may arise prior to Town Meeting.

Questions? Comments? Contact us:

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Westwood, MA 02090

☎(781)320-1029

Email: [SNee@Townhall.Westwood.MA.US](mailto:SNee@Townhall.Westwood.MA.US)

***Please Note:***

The Town of Westwood accommodates the needs of all physically challenged or disabled people by reasonable means in accordance with the Americans with Disabilities Act. Please contact the Finance Commission office at (781)320-1029 to make your request known.