

TOWN OF WESTWOOD

Finance and Warrant Commission

Article Sponsor Meeting

Community Room, Westwood Public Library

1/22/2018

The following are summaries of the intention of each article that is being considered for the 2018 Annual Town Meeting. These summaries are to help the Finance and Warrant Commission as well as the public understand the purpose of the article and its intent. These are not meant to serve as language for each article. Language will be presented at the Finance and Warrant Commission's Public Hearing's scheduled for March.

SCHOOL COMMITTEE ARTICLES

School Borrowing for Funding for MSBA Eligibility Process

The School has been scheduled to enter the eligibility plan to work with the MSBA program for the Hanlon School project. This article would approve as a borrowing article for funds needed for the school to move forward with the project and meet the MSBA requirements.

BOARD OF SELECTMEN ARTICLES

Supplemental appropriations FY18

This article is intended to transfer funds from budget accounts that have a surplus into accounts that are projected to be in deficit by the end of the fiscal year.

Supplemental appropriations FY18

This article is intended to cover any projected budget deficits with funds from other available accounts which include, but are not limited to, any remaining Free Cash and Reserve Funds or other available accounts, such as ambulance revenue, reserved state aid, budget surplus, etc.

Unpaid Prior year's Bills

This article is reserved to consider payment of any unpaid bills remaining from a closed out fiscal year. Once a fiscal year is closed in July, any bill that is subsequently submitted from that year is considered an unpaid bill which requires a 9/10 Town Meeting vote authorizing its payment.

FY19 Town Operating Budgets (Appendix "D" - Page....)

This article seeks official approval of the Annual Operating Budget for the upcoming fiscal year. It includes a detailed accounting of the source of all funds being appropriated, including but not limited to, tax revenue, local receipts, state aid, and appropriations from other specified available funds.

Appropriation (\$ -) - Municipal capital improvements

This article is intended to appropriate funds for the Town's municipal capital investments for the next fiscal year.

Appropriation (\$ -) - School capital improvements

This article is intended to appropriate funds for the Town's school capital investments for the next fiscal year.

Appropriation (\$ -) - Sewer capital improvements

This article is intended to appropriate funds for the Town's sewer capital investments for the next fiscal year. The items in this article are funded from Sewer User fees and/or Sewer Retained Earnings

Appropriation (\$ -) - Other Capital Improvements

This article is intended to appropriate funds for the Town's other Capital Improvements not captured in the above articles for the next fiscal year.

Appropriations - (\$ -) to Stabilization Fund - FY18

This article is intended to appropriate funds into the Town's Stabilization Account. The Stabilization Reserve Account provides funds that can be used to meet some unforeseen, extraordinary expenditure or to be able to absorb a fiscal shock. Maintaining a healthy stabilization reserve is viewed positively by the rating agencies, especially now that Westwood has achieved its reserve fund goal. It is important that the Town continue to maintain that achievement by appropriating a sum each year. Appropriating funds in is majority vote and out of this account requires a 2/3 majority vote at Town Meeting.

Appropriation to OPEB Liability Trust Fund - FY18

This article is intended to appropriate funds to the OPEB Liability Trust Account. The amount for FY18 will be in continuation of recent appropriations.

Appropriation to Capital Stabilization Fund

This article is intended to appropriate funds, primarily unappropriated revenue, to the Capital Stabilization fund, established to accumulate funds to be allocated for future capital investments. Appropriating funds into this account is a majority vote and out of this account requires a 2/3 majority vote at Town Meeting.

Street Acceptances

This article is a standard article to present private roads - that have been constructed and/or brought up to the Town's standards - for acceptance as a Town way.

Road Improvement

This is a standard article that authorizes the acceptance of any state funds, including Chapter 90 funds that are allocated for maintenance of the Town's public ways. Traditionally, this Article includes language that would authorize minor eminent domain takings that might be required.

Accounting - New Fund for Cable PEG Money

This article is intended to serve as a placeholder for the town to discuss the options associated with PEG Funding. The Town Administrator and Finance Director are reviewing the options drafted by MGL in relation to the Massachusetts Municipal Modernization Act to see what those options are and if a Town Meeting article is required.

Article Related to cleaning up Police Station Borrowing Article

This article will no longer be on the warrant for consideration. The Board of Selectmen will vote to remove it at its meeting on January 30th.

Placeholder – Authorization for Disposition of Municipal Property – Islington Center Redevelopment

This article is intended to serve as a placeholder for the Board of Selectmen to request authorization for the sale and/or trade of municipally-owned property relative to the Request for Proposals for the Redevelopment of Islington Center (RFP #ECON-16-R-003).

Placeholder – Authorization of Funding for Various Aspects of the Redevelopment of Islington Center, including the Relocation, Renovation and Possible Expansion of Wentworth Hall

This article is intended to serve as a placeholder for the Board of Selectmen and Planning Board to request authorization for the expenditure of funds for the relocation of Wentworth Hall and for the design and construction of improvements and/or additions to Wentworth Hall and/or for the design and construction of other municipal property related to the proposed Redevelopment of Islington Center.

Placeholder – Authorization of the Disposition of Municipal Property – Obed Baker House

This article is intended to serve as a placeholder for the Board of Selectmen to request authorization for the sale and/or lease of the Obed Baker House to a private or public entity for its renovation and usage.

Placeholder – Discontinuance of Public Use and Abandonment of portions of Hedgerow Lane as a public street and authorization of transfer of land within the current right-of-way to owners of abutting property

This article is intended to serve as a placeholder for the Board of Selectmen to request the discontinuance of public use of the current Hedgerow Lane cul-de-sac and authorization for the transfer of land within the current Hedgerow Lane right-of-way to the owners of abutting properties. The four abutting property owners are attempting to reach an agreement to reconfigure the land to meet zoning requirements on the new Hedgerow Lane. If the parties reach an agreement, the Board of Selectmen will request the discontinuance and/or abandonment of the old right of way so that the three homes all have frontage on the new road.

Placeholder – Town Bylaw Amendment – Removal of Snow and Ice around Fire Hydrants

The Fire Chief is exploring bylaws that would require properties with fire hydrants to clear out snow and/or ice from the hydrant within 12 hours of daylight after the storm(s).

Miscellaneous Articles

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PLANNING BOARD ARTICLES

Placeholder - Zoning Amendments related to Islington Center Redevelopment Project - including map amendments to alter the boundaries of the FMUOD6 District

This article is intended to serve as a placeholder for the Planning Board to request Town Meeting approval of various amendments to the Zoning Bylaw and Zoning Map related to the Islington Center Redevelopment Project, including the proposed expansion of the Flexible Multiple Use Overlay District 6 (FMUOD6) to include properties located at 9 School Street and 277A Washington Street, both of which are currently zoned SRA (Single-Residence A). In order for the proposed article to move forward, the Islington Center Redevelopment Project must be consistent with the terms of a Land Disposition Agreement and eligible for approval of a conditional Flexible Multiple Use Overlay District (FMUOD) Special Permit. The Planning Board will consider whether or not to support this article following its review of the FMUOD Special Permit application for the Islington Center Redevelopment Project.

Placeholder - Amendments to the Zoning Bylaw to permit retail sales and service greater than 10,000 square feet by Special Permit in FMUOD Districts

This article is intended to serve as a placeholder for the Planning Board to request Town Meeting approval of an amendment to the Zoning Bylaw to allow retail sales and service establishments, or some subset thereof including retail pharmacies, to exceed 10,000 SF if approved by Flexible Multiple Use Overlay District (FMUOD) Special Permit. The Planning Board will consider whether or not to support this article following its review of the FMUOD special permit application for the Islington Center Redevelopment Project. This proposed amendment would be needed to permit the construction of the proposed new CVS building that has been proposed as part of that project.

Placeholder - Zoning Amendments related to the Obed Baker House including a map amendment to change the zoning designation of AP21, Lot 42 and/or AP21, Lot 43 and/or to expand the FMUOD7 District to include these parcels

This article is intended to serve as a placeholder for the Planning Board to request Town Meeting approval of an amendment to the Zoning Bylaw and Zoning Map related to the Obed Baker property at 909 High Street. The Obed Baker House is currently zoned Local Business A (LBA). The adjacent vacant parcel is zoned Single Residence C (SRC). Potential scenarios for private use of these properties involve commercial, residential or mixed-use of both parcels. The Planning Board will consider the appropriate zoning of these parcels to enable the most beneficial use of the property, which may include an amendment of the Zoning Map to include both parcels within the Flexible Multiple Use Overlay District 7 (FMUOD7).

Placeholder - Amendment to the University Avenue Multiple Use District (UAMUD)

This article is intended to serve as a placeholder for the Planning Board to request Town Meeting approval of various amendments to the University Avenue Multiple Use District (UAMUD) section of the Zoning Bylaw. The Planning Board will consider whether or not amendments are appropriate and beneficial as it reviews plans for the next phase of development.

PETITIONER ARTICLES

Petitioner Article – Zoning Amendment to Limit Number of Residential Dwelling Units in FMUOD6 & FMUOD7

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw to add definitive caps on the number of residential units which may be constructed in Flexible Multiple Use Overlay Districts 6 and 7 by amending Section 9.5 [Flexible Multiple Use Overlay District {"FMUOD"}], or take any other action in relation thereto:

Add a new Section 9.5.13.1 [Maximum Number of Residential Units] to read as follows, and renumber subsequent sections as appropriate:

9.5.13.1 Limit on Number of Residential Dwelling Units in FMUOD6 and FMUOD7.

The aggregate number of residential dwelling units for all projects allowed by special permit within the FMUOD6 and FMUOD7 districts shall not exceed a maximum of thirty (30) dwelling units per district. Said maximum shall include all residential dwelling units previously approved by FMUOD special permit or by Upper Story Residential Overlay [USROD] special permit.

(Nada Milosavljevic-Fabrizio, 32 Webster Street)