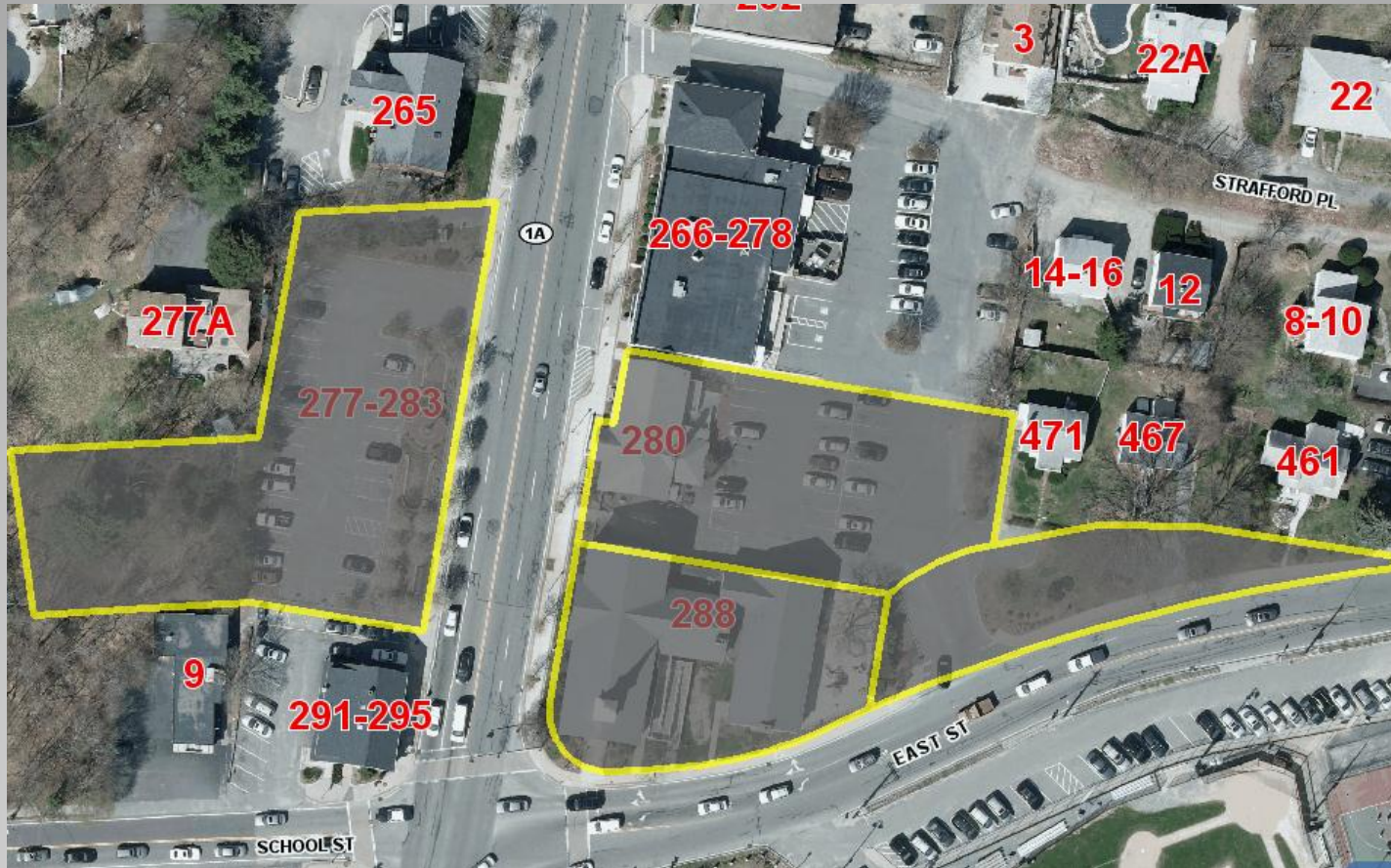


Board of Selectmen Meeting April 4, 2017

Continued Discussion and Deliberation
on Zoning Freeze Plans
for Properties in Islington Center

Islington Center Planning Process

- September 2015 - Task Force formed to consider challenges and opportunities, foster open public discussion, and advise Town boards and commissions on matters affecting Islington Center.
- May 2016 – Request for Proposals (RFP) issued to explore the potential for beneficial reuse or redevelopment of Town-owned properties in Islington Center.
- RFP invited interested parties to submit creative proposals for Islington Center Redevelopment.



Town-owned Properties offered in Request for Proposals (RFP) May 2016



**Town-owned and Privately-owned
Properties included in Response to RFP**

Islington Center Planning Process

- June 2016 – Town received Petruzziello Proposal in response to RFP, posted documents for public review, and scheduled presentations for September 2016.
- Petruzziello Proposal calls for public-private partnership to create mixed-use development including commercial, residential and Town uses.
- September 2016 – First of 7 Task Force meetings focused on extensive public review of Concept Plan Options 1 thru 7.

Proposed Zoning Amendments

- January 2017 – Two Petitioner Articles proposed amendments to Flexible Multiple Use Overlay District (FMUOD) Section of Zoning Bylaw.
- Current Bylaw allows up to residential use for up to 50% of floor area in FMUOD6 and FMUOD7. Article 22 would eliminate all residential use in FMUOD6 and FMUOD7.
- Current Bylaw allows FMUOD application to include contiguous parcels and parcels on either side of roadway or railroad right-of-way. Article 23 would disallow any combination of parcels on the same or opposite sides of a right-of-way.
- If Articles 22 and 23 are approved, the RFP Proposal could not be considered by Planning Board for FMUOD special permit without a Zoning Freeze.

M.G.L Chapter 40A, Section 6

Approval Not Required Plan (ANR Plan) Zoning Freeze

“When a plan ... has been submitted to a planning board and written notice ... has been given to the ... town clerk, use of the land shown on such plan shall be governed by applicable provisions of the zoning ... by-law in effect at the time of the submission of such plan ... for a period of **three years** from the date of endorsement by the planning board that approval ... not required ...”

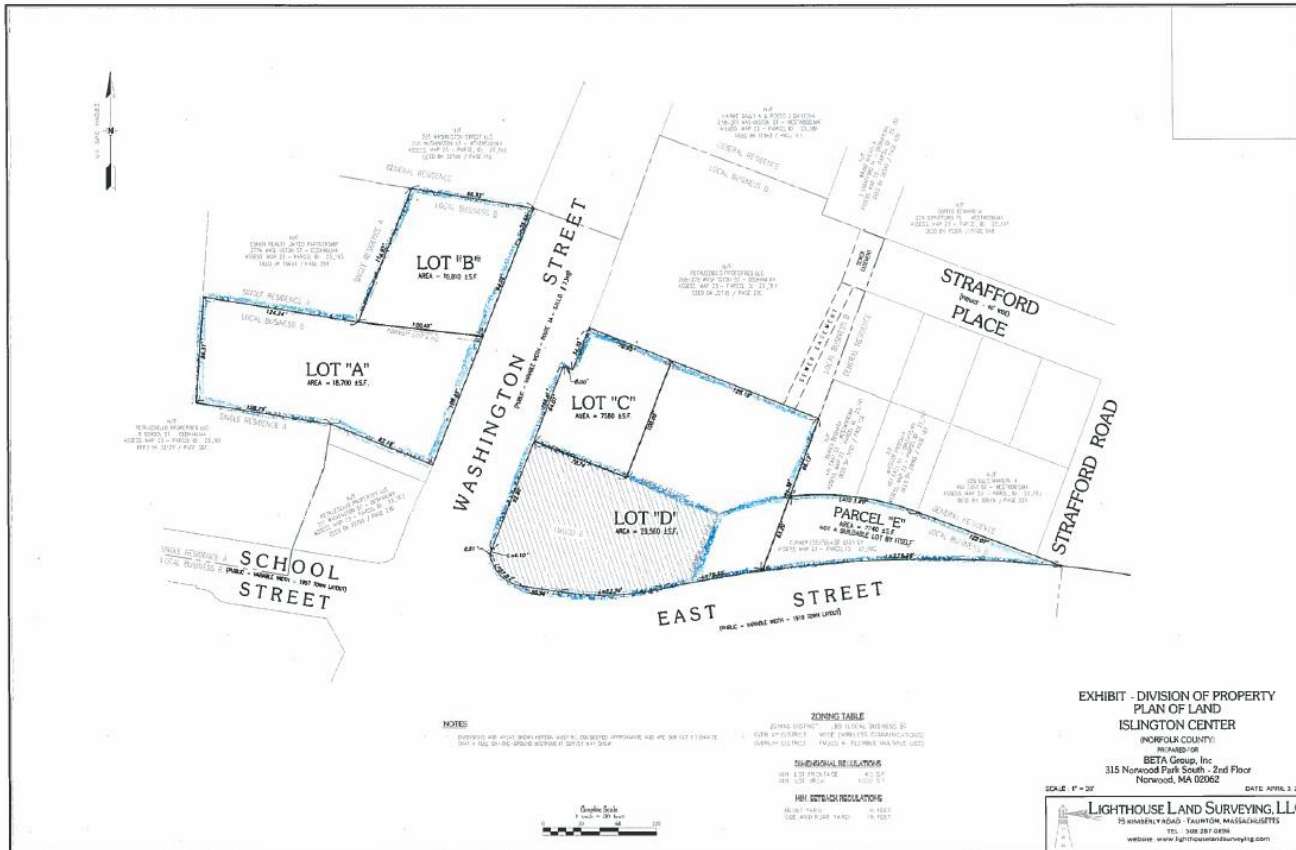
M.G.L. Chapter 41, Section 81L-81BB

- A subdivision is the division of a track of land into two or more buildable lots.
- The division of a track of land into two or more lots is **not a subdivision** if each proposed building lot fronts on a public or private way and has the required minimum frontage specified in the subdivision control law.



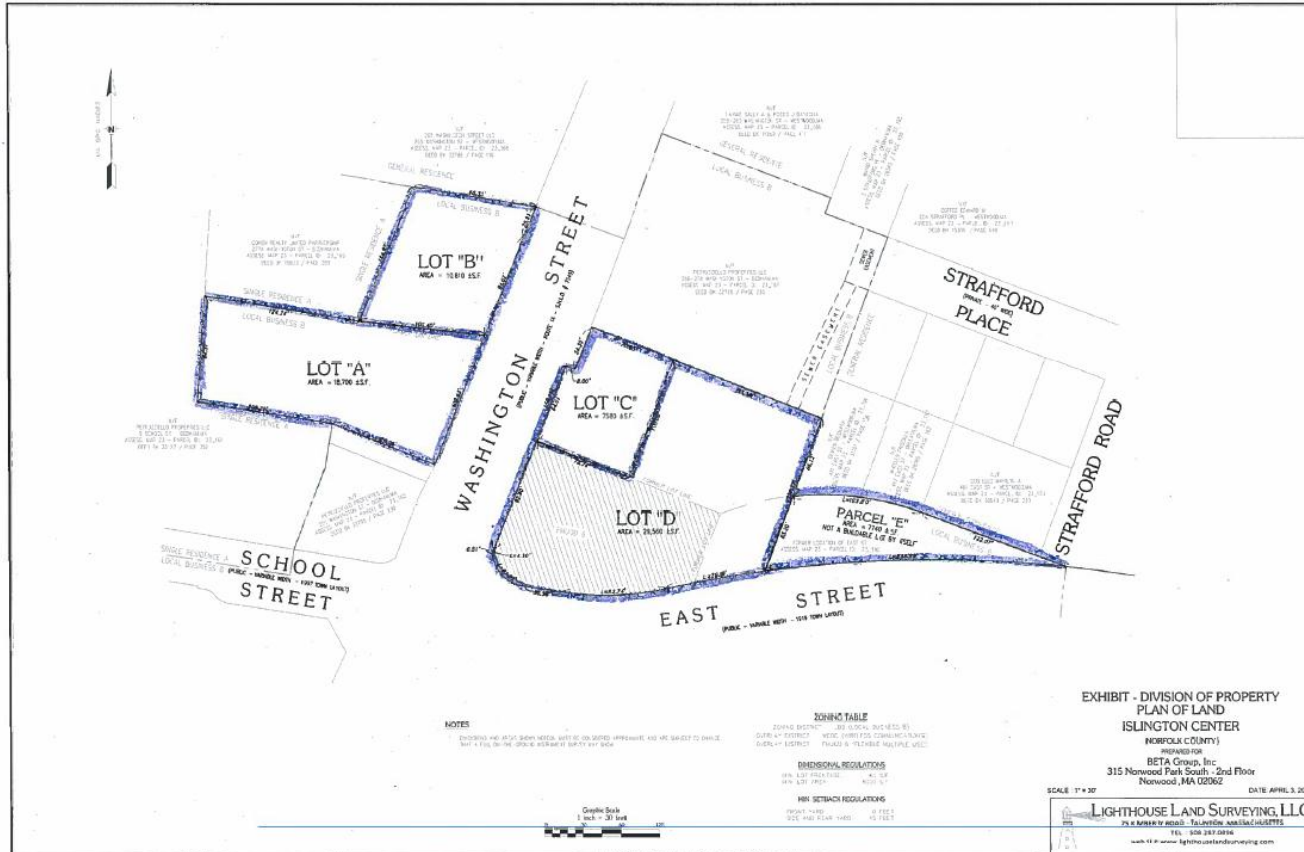
**Sample ANR Plan
5 lots created from 3**

Draft ANR Plan



Existing: 4 Lots

Draft ANR Plan



Proposed: 5 Lots

ANR Plan Freeze

Pros:

- 3-year grandfather provisions protect uses permitted as of right as well as uses permitted by special permit.
- ANR Plans receive by right endorsement within 21 days.
- Town may submit ANR Plan independently.
- Zoning Act does not require the recording of a plan as a prerequisite for a zoning freeze.

Cons:

- Protection afforded through an ANR plan extends only to uses permitted at the time of filing.
- No protection against Zoning Bylaw amendments which affect dimensional or procedural requirements.

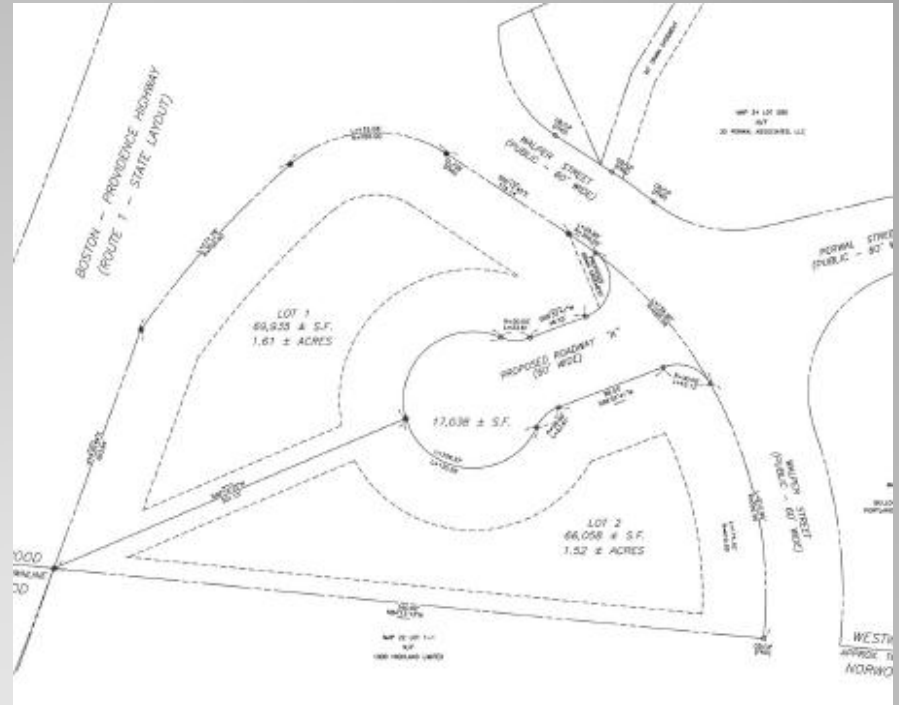
M.G.L Chapter 40A, Section 6

Subdivision Plan Zoning Freeze

“If a ... preliminary plan followed within seven months by a definitive plan, is submitted ... the land shown on such plan shall be governed by the applicable provisions of the zoning ... by-law ... in effect at the time of submission ... for **eight years** from the date of the endorsement of ... approval ... ”



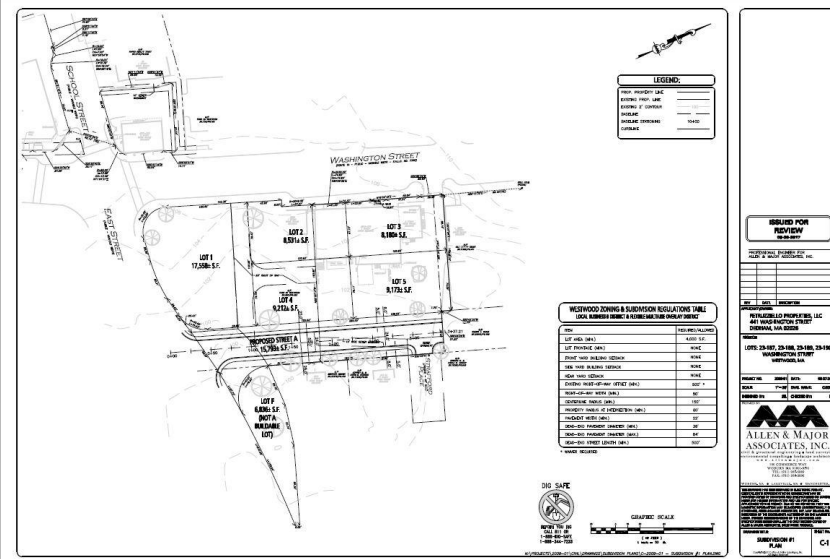
Sample Subdivision Plan Deerfield Avenue Extension



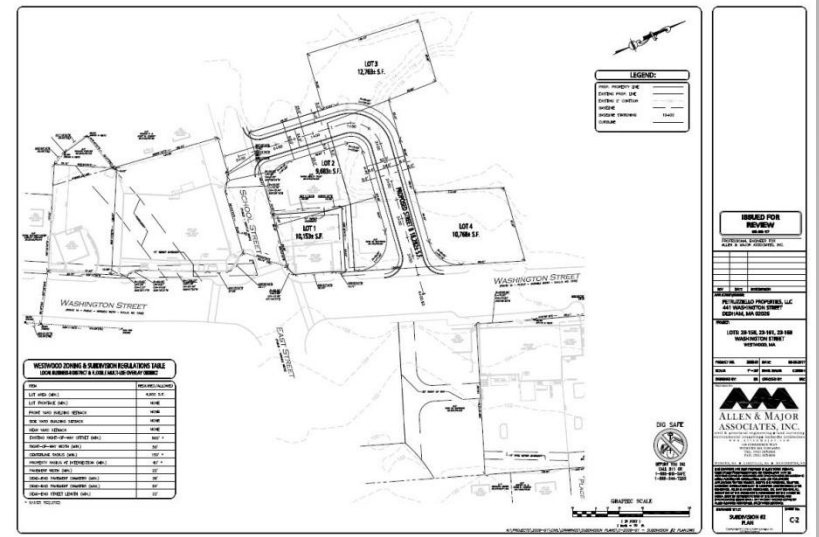
Sample Subdivision Plan Proposed for Zoning Freeze

Draft Preliminary Plans

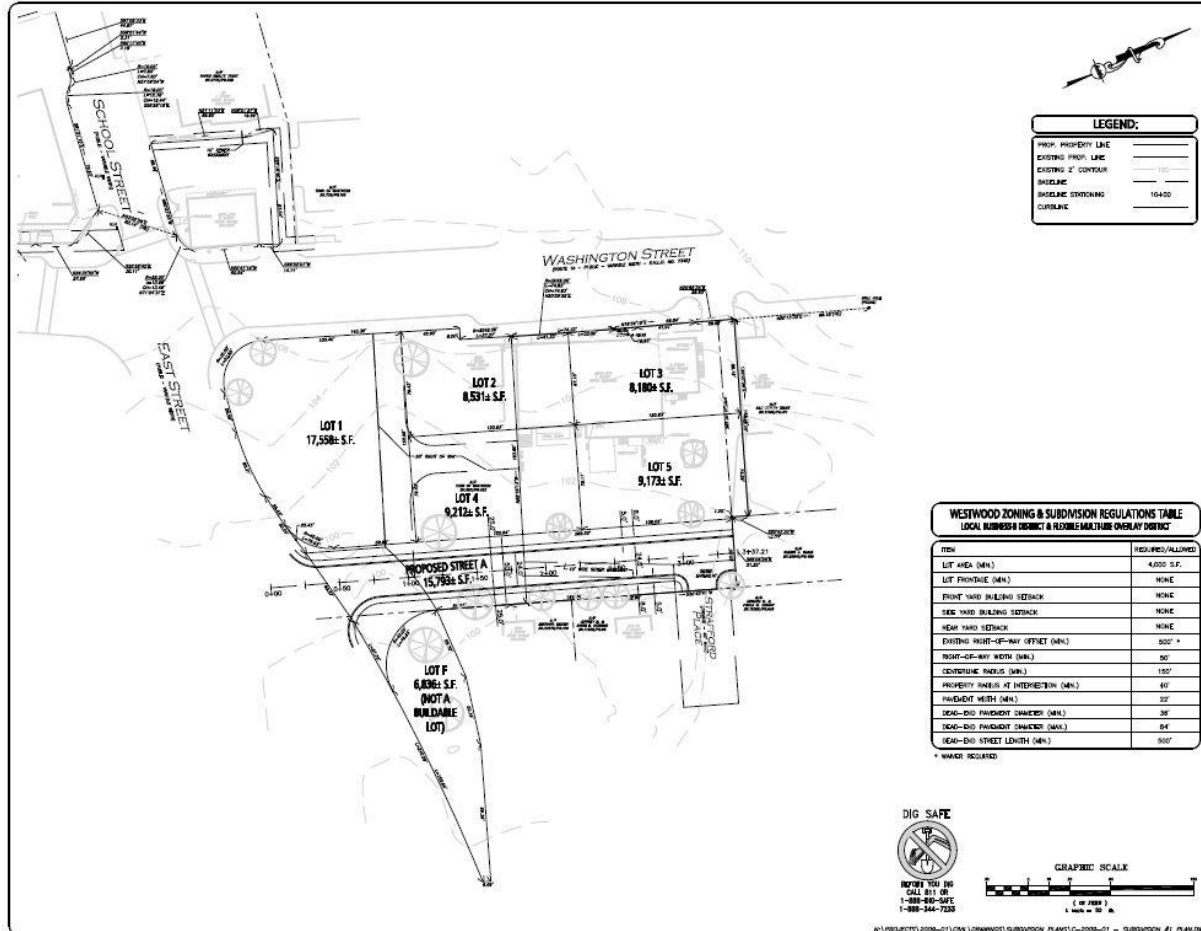
Plan for East Side of Washington St.



Plan for West Side of Washington St.



Draft Preliminary Plan – East Side



ISSUED FOR REVIEW
09-08-2017

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

NO.	DATE	DESCRIPTION

PROPERTY OWNER:
PETRALIZELLO PROPERTIES, LLC
441 WASHINGTON STREET
DORHAM, MA 01928

PARCELS:
LOTS: 23-187, 23-188, 23-189, 23-190
WASHINGTON STREET
WESTWOOD, MA

PROJECT NO.	201601	DATE:	08/20/17
SCALE:	1"=50'	DWG. NAME:	GRASP
DESIGNED BY:	AM	CHECKED BY:	MC

ALLEN & MAJOR ASSOCIATES, INC.
Civil & Structural Engineering & Land Services
Environmental Consulting, Industry Architecture
www.aandm.com
100 COMMONWEALTH WAY
WESTWOOD, MASSACHUSETTS 01981
TEL: (978) 336-8000
FAX: (978) 336-8006

PROFESSIONAL ENGINEER FOR
ALLEN & MAJOR ASSOCIATES, INC.

SUBDIVISION #1
PLAN
C-1

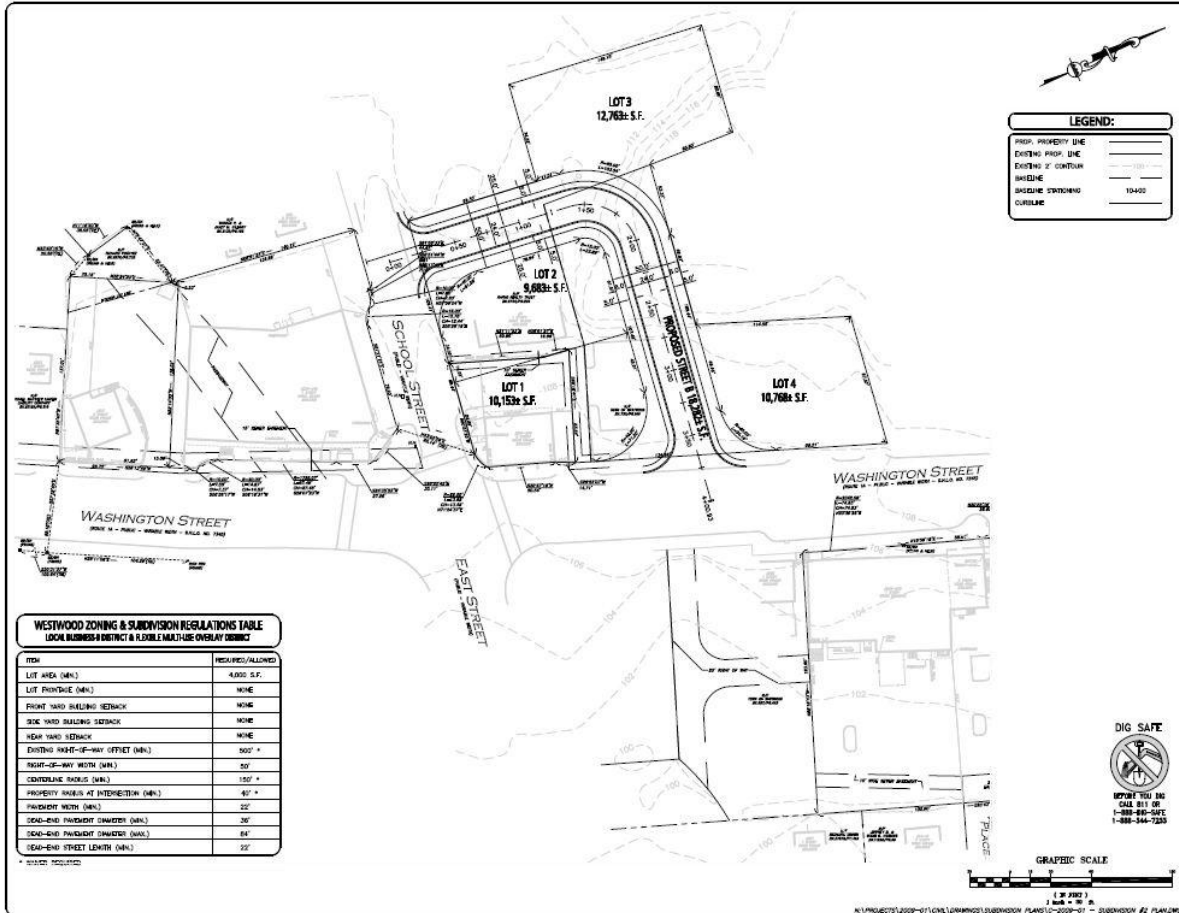


Draft Preliminary
Subdivision Plan

East Side of Washington Street

5 Buildable Lots
1 Non-buildable Lot

Draft Preliminary Plan – West Side



LEGEND:

PROP. PROPERTY LINE	---
EXISTING PROP. LINE	---
EXISTING ST. CENTER	---
SHEDLINE	---
SHEDLINE SWITCHING	10400
CURBLINE	---

WESTWOOD ZONING & SUBDIVISION REGULATIONS TABLE
LOCAL BUSINESS DISTRICT & FLEXIBLE MULTIPLE OVERLAY (DMBZ)

ITEM	REQUIRED/ALLOWED
LOT AREA (S.F.)	4,000 S.F.
LOT FRONTAGE (S.F.)	NONE
FRONT YARD SETBACK (FEET)	NONE
SIDE YARD SETBACK (FEET)	NONE
REAR YARD SETBACK (FEET)	NONE
EXISTING SIDE-OF-WAY OFFSET (S.F.)	500' *
RIGHT-OF-WAY WIDTH (S.F.)	20'
CENTERLINE RADIUS (S.F.)	150' *
PROPERTY RADIUS AT INTERSECTION (S.F.)	40' *
PAVEMENT WIDTH (S.F.)	22'
ROAD-END PAVEMENT CHANGERS (S.F.)	30'
ROAD-END PAVEMENT CHANGERS (S.F.)	84'
ROAD-END STREET LENGTH (S.F.)	22'

* WIDTH REQUIRED

ISSUED FOR REVIEW
08-28-17

PROFESSIONAL ENGINEER FOR ALLEN & MAJOR ASSOCIATES, INC.

REV DATE DESCRIPTION

PROJECT ENGINEER
PETRUZZELLO PROPERTIES, LLC
441 WASHINGTON STREET
DEDHAM, MA 02025

PROJECT
LOTS: 29-158, 29-181, 29-189
WASHINGTON STREET
WESTWOOD, MA

PROJECT NO. 2016-01 DATE: 08-28-2017

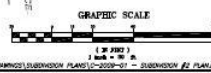
SCALE: 1" = 20' DRAWN BY: CMB/1

DESIGNED BY: ME CHECKED BY: INC

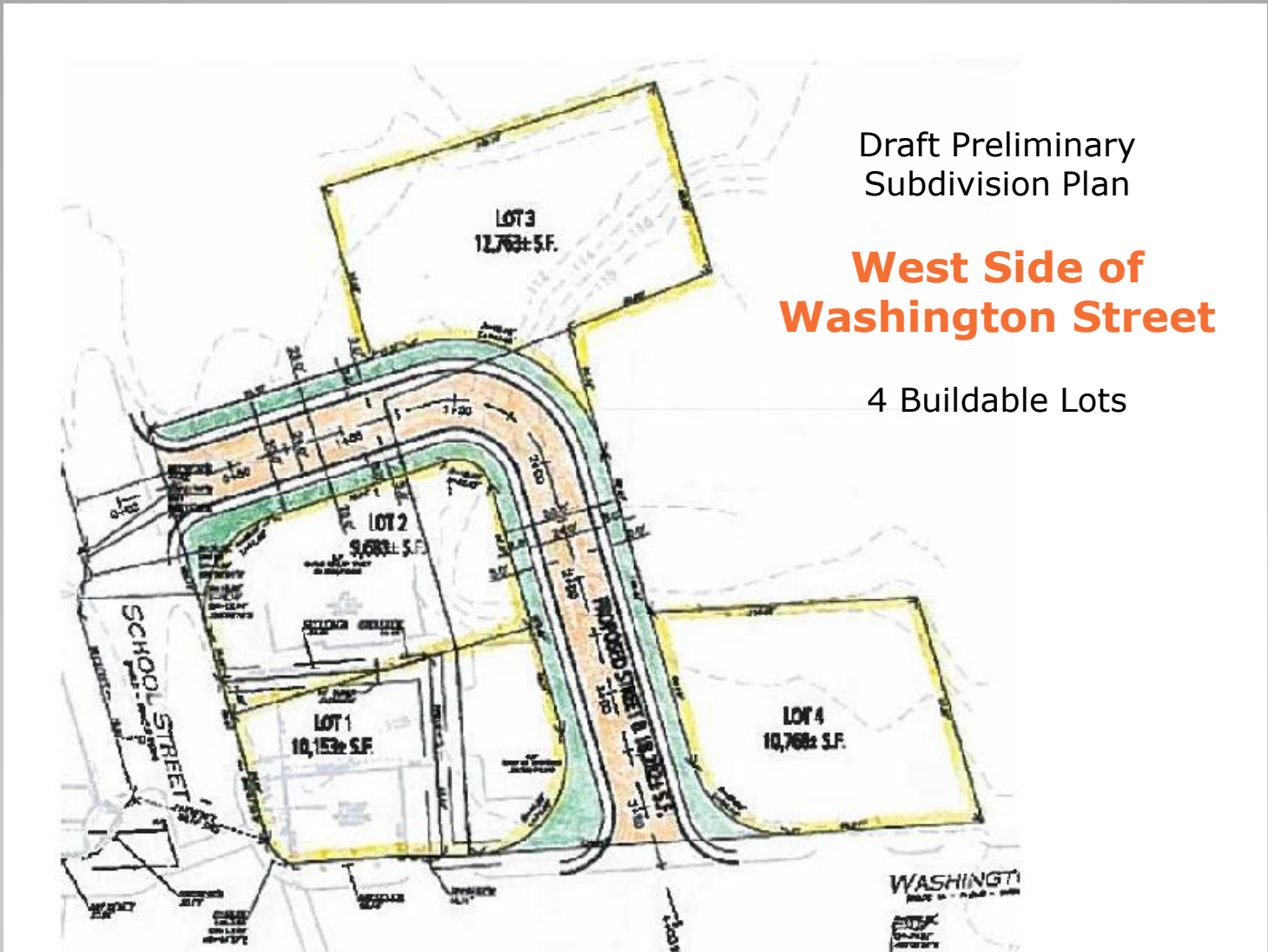
AM
ALLEN & MAJOR ASSOCIATES, INC.
Civil & structural engineering & land surveying
PROFESSIONAL CONSULTING ENGINEERS ARCHITECTS
100 CONCORDS WAY
WESTWOOD, MA 02090
TEL: 781-953-8800
FAX: 781-953-8800

WESTWOOD & DEDHAM, MA & WASHINGTON, MA
ALL PROJECTS ARE APPROVED BY THE LOCAL GOVERNMENT
THESE PLANS REPRESENT THE PROFESSIONAL ENGINEER'S BEST AND SOLE JUDGMENT
AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT
OF ALLEN & MAJOR ASSOCIATES, INC. ANY REVISIONS TO THESE PLANS MUST BE
APPROVED BY THE PROFESSIONAL ENGINEER AND THE LOCAL GOVERNMENT.
THIS PLAN IS THE PROPERTY OF ALLEN & MAJOR ASSOCIATES, INC. AND IS NOT TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT PERMISSION IN WRITING FROM ALLEN & MAJOR ASSOCIATES, INC.

DATE: 08-28-17
SUBDIVISION #2
PLAN
C-2



N:\PROJECTS\2016-01\CONCORDS\SUBDIVISION PLANS\2016-01- SUBDIVISION #2 PLAN.DWG



Draft Preliminary
Subdivision Plan

**West Side of
Washington Street**

4 Buildable Lots

Subdivision Plan Freeze

Pros:

- For 8 years, the land included in the Subdivision will be governed by all aspects of the Zoning Bylaw that is in effect when the Preliminary Plan is filed.
- Zoning Act does not require the recording of a plan as a prerequisite for a zoning freeze.

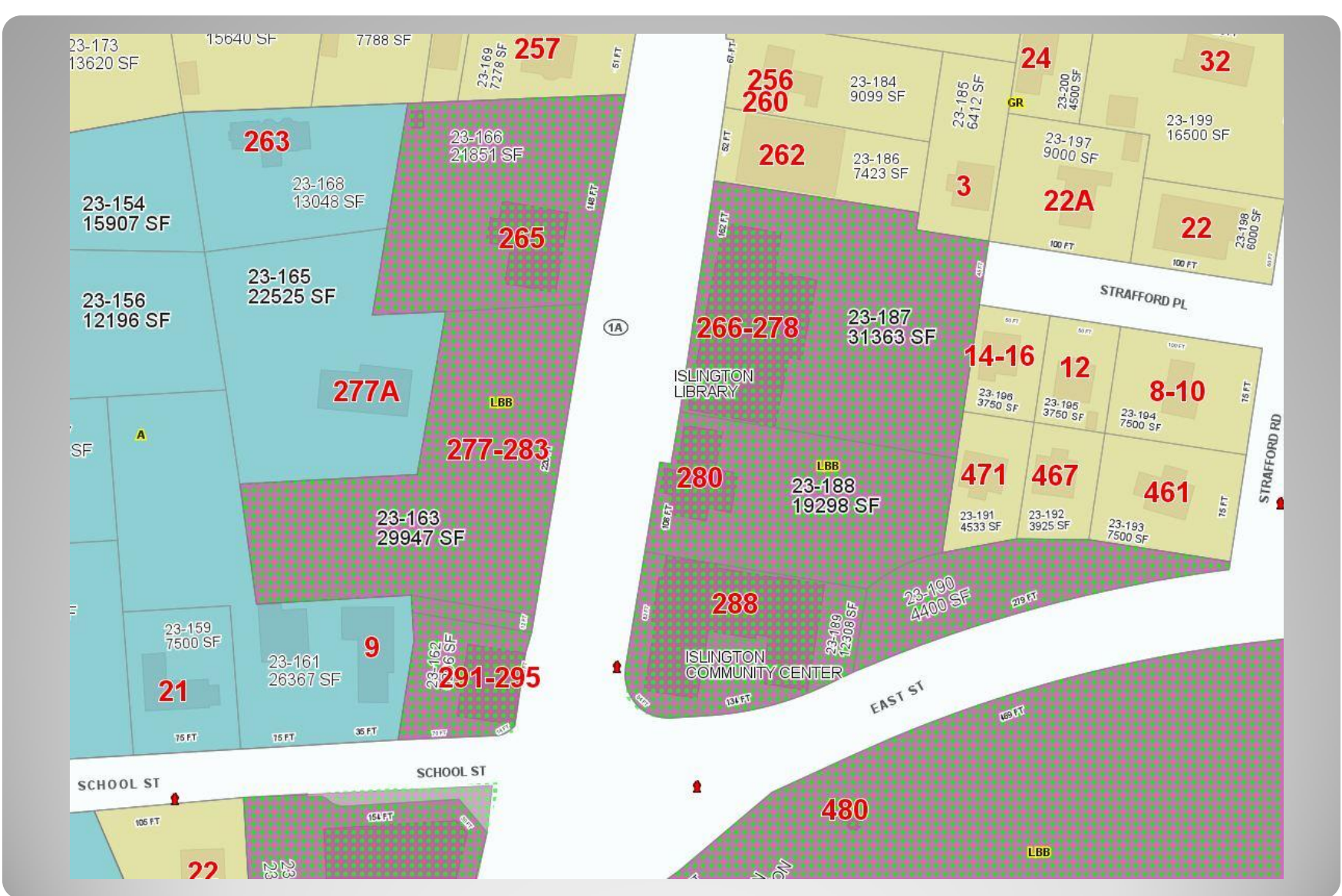
Cons:

- A full Definitive Subdivision Plan must be submitted within 7 months of the Preliminary Plan filing.
- Definitive Subdivision applications require discretionary approval if waivers are requested.
- Subdivision roadway layout necessitates a joint application.

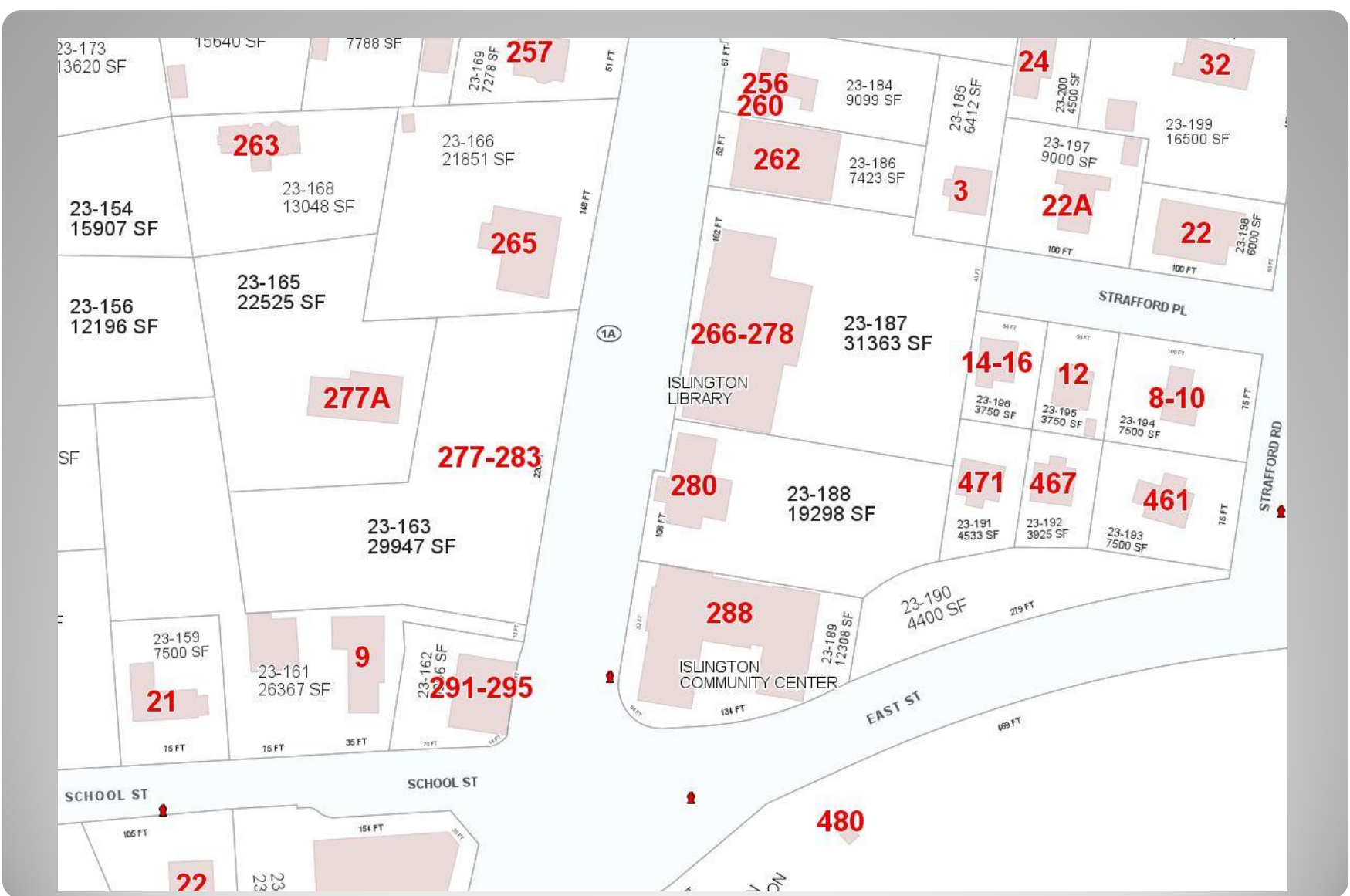
Requested Action

To allow an opportunity for thorough consideration of the RFP Proposal by the Board of Selectmen, Planning Board, Zoning Board of Appeals, Conservation Commission, and future Town Meeting:

- Authorize Town Administrator to submit an **ANR Plan** Application, involving 4 Town-owned parcels, for the purpose of obtaining a **3-year zoning freeze**, and/or
- Authorize Town Administrator to submit a joint **Preliminary Subdivision Plan** Application with Petruzziello Properties, involving 4 Town-owned and 3 privately owned parcels, for the purpose of obtaining an **8-year zoning freeze**.



Zoning Districts



Existing Lot Boundaries