

**Westwood Planning Board  
Meeting Minutes  
February 25, 2013  
6:30 PM**

**Professional Development Room – High School**

**Attendance & Call to Order:**

Ch. Wiggin called the meeting to order at 6:45 p.m.

*Present:* Planning Board members Jack Wiggin, Steve Olanoff, Steve Rafsky, Bruce Montgomery and Chris Pfaff; Town Planner Nora Loughnane and Planning & Land Use Specialist Janice Barba, who recorded the minutes.

Proponents and representatives were present and included: John Twohig from Goulston & Storrs, Paul Cincotta from N.E. Development, and Ray Murphy from Eastern Development. Also present, Westwood's University Station Special Counsel, Gareth Ormond.

**Continuation of Public Hearing to Consider Amendments to the Town of Westwood Zoning Bylaw for Recommendation to Special Town Meeting**

**STM Article 1: Proposed New Section 9.8 [University Avenue Mixed Use District (UAMUD)]**

Ch. Wiggin re-opened this hearing at approximately 6:45 p.m.

Ms. Loughnane reported that all edits received from the board have been forwarded to Mr. Ormond and Mr. Bailey and have been incorporated into the current version of the proposed STM Article 1, which board members received prior to the meeting. Ms. Loughnane did not provide a complete review of this article and asked board members to comment on any sections where they had specific questions.

Ms. Loughnane explained that following this meeting, the Finance Commission will hold its first public hearing on Special and Annual Town Meeting warrant articles and Mr. Bailey will give a detailed presentation covering all zoning components of the UAMUD bylaw as well as Board of Selectmen sponsored UAMUD/University Station articles.

*Board Comments:*

- Why isn't Traffic Demand Management (TDM) included in this bylaw? (Mr. Ormond said that he would look at the TDM currently in place at NStar and would seek additional information from the proponent about TDM.)
- A board member suggested that properties occupying above a certain square footage to be required to submit a TDM policy.
- A board member suggested using care in imposing a policy that may produce unintended consequences and those requirements should be allowed to change with the times.
- A board member asked if a special permit will be required for additional residential uses beyond the first phase of development, as mentioned in Section 9.8.5.1 – Dwelling Units. (Mr. Ormond confirmed this.)
- Affordable Housing Section 9.8.5.4 (b) – Board members discussed the change in the minimum percentage of affordable housing units from 15% to 10% and questions arose about whether assisted living units would be included in this percentage. (The 220 units of affordable housing bring the town above the 10% affordable housing requirement. Mr. Ormond said he would review the wording so as to further clarify this section.)

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- A board member asked if the memory care and assisted care units would be considered residential. (Ms. Loughnane said that this has yet to be determined by the Department of Housing and Community Development.) If necessary, the proponent may be required to provide an affordable housing subsidy unit at an off-site location or be required to make a payment to the Affordable Housing Trust Fund to offset the loss of affordable housing subsidy within the UAMUD.)

Proponent Comments:

Mr. Twohig said that TDM is covered in the traffic study and a traffic coordinator will be assigned to the whole project.

**Planning Board Discussion on Amendments to the Town of Westwood Zoning Bylaws for Recommendation to Annual Town Meeting**

- ATM Article 1:** Section 9.4 [Wireless Communication Overlay District (WCOD)]
- ATM Article 2:** Section 4.1 [Principal Uses], Section 4.2 [Accessory Uses], Section 2.0 [Definitions] and Section 6.1.5 [Parking Requirements for Commercial Uses] related to medicinal marijuana
- ATM Article 3:** Section 6.2 [Signs] and Section 2.0 [Definitions] related to temporary special event signs
- ATM Article 4:** Housekeeping amendments to various sections
- ATM Article 5:** Endorsement of the Dedham Westwood Bicycle & Pedestrian Network Plan

*Ms. Loughnane gave a brief summary of each article to be presented to the Finance Commission tonight.*

Article 1:

- Proposes amendments to better regulate wireless communication facilities with new criteria and performance standards for the siting of major wireless facilities, which are designed to improve public safety and lessen the aesthetic impacts of facilities on surrounding neighborhoods.
- Adds three parcels to the WCOD to better address wireless communication needs: northeast corner of the Sheehan Fields lot, southeast corner of the Buckmaster former quarry lot off Pond Street, and the Colburn School Building on High Street.

Article 2:

- Would permit medicinal marijuana dispensaries by ZBA special permit in the ARO district, following the expiration of a temporary one-year moratorium on the issuance of special permits for medicinal marijuana dispensaries?
- Prohibits all other marijuana uses in all districts. The one-year moratorium is intended to allow sufficient time for the Massachusetts Department of Public Health to adopt regulations and licensing procedures for medicinal marijuana facilities, and for the town to develop appropriate standards, criteria and conditions for the establishment and operation of such facilities. Town Counsel has advised the board that the proposed special permit requirement is warranted to protect the town's interests in the event that the moratorium is disallowed by the Attorney General's office.

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Article 3:

- Prohibits the use of temporary special event signs which advertise out-of-town events, and would specifically define special event signs to include open house, registration or similar events associated with a charitable, nonprofit or civic organization.
- Purpose is to provide greater clarity to the Building Commissioner for his enforcement of the temporary sign requirements. The article would also achieve consistency between the Zoning Bylaw requirements and current town policy which prohibits the placement of signs advertising out-of-town events on town property.
- Board may consider an alternate article to permit the use of temporary signs which advertise charitable or non-profit out-of-town events, as long as those signs are placed on private property.

Article 4:

- So far the only item is: Replacement of language in Sections 9.3.5.3 and 9.3.5.4 of the Water Resource Protection Overlay District (WRPOD) Requirements which currently calls for the use of covers and liners "to prevent the generation of contaminated run-off or leachate". This wording will be replaced with "to contain all contaminated run-off or leachate".

Article 5:

- MAPC presented a draft plan to the Planning Board and its Pedestrian & Bicycle Safety Committee in October 2012. Requests for amendments to the draft plan were sent to MAPC, and we are now awaiting receipt of the final draft plan.

*Board Questions & Comments:*

Article 1:

- A board member suggested creating a map for Town Meeting identifying the proposed parcels.
- Board members suggested including the June Street, Westwood Lodge and Cemetery parcels in this article. (Ms. Loughnane said there is no negative affect on including these parcels.)

Article 2:

- Board members agreed with the opinion received from town counsel to add the language about the moratorium.

Article 3:

- Minimal comments – board members agreed that more discussion is needed.
- A board member asked what the opinion of the Board of Selectmen is.

Article 4:

- No comments.

Article 5:

- Ms. Loughnane said that it is doubtful that the final draft will be received from MAPC in sufficient time to allow each of these steps to occur in time for the 2013 Annual Town

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- A board member asked what the significance is of adopting this plan. (Ms. Loughnane said the plan provides guidance on the best places to create pedestrian and bicycle trails and paths throughout Westwood.)

*Public Comments:*

None.

*Motion/Action Taken:*

*Upon a motion by Mr. Montgomery and seconded by Mr. Olanoff, the board voted unanimously in favor to continue this hearing to the Finance Commission Public Hearing in the Little Theatre, at 7:30 p.m.*

**Adjournment**

*At approximately 10:45 p.m., the Finance Commission public hearing adjourned.*

*Upon a motion by Mr. Montgomery and seconded by Mr. Olanoff, the Board voted unanimously in favor to continue the public hearing until Tuesday, February 26<sup>th</sup> at 6:30 p.m., Downey School Cafeteria, 250 Downey Street.*

**List of Documents, Materials and Exhibits**

DRAFT – FOR DISCUSSION PURPOSES ONLY – UAMUD BYLAW

Memo to Finance Commission from N. Loughnane, Town Planner, dated 2/25/2013, re: Proposed Zoning Articles.