

**Westwood Planning Board
Meeting Minutes
March 26, 2012
Westwood High School Cafeteria & immediately following – Little Theatre
7:30 PM**

Board members present: Ch. S. Rafsky, S. Olanoff, J. Wiggin and B. Montgomery. Ms. Chafetz was absent.
Staff present: N. Loughnane, Town Planner, & J. Barba, Planning & Land Use Specialist

Ch. Rafsky called the meeting to order at 7:34 p.m.

Ch. Rafsky made a brief statement explanation about the amendments to the Flood Area Overlay District with the release of the new 2012 FEMA Flood Designations and National Flood Hazard Map. Three residents were present at the meeting with the expectations that the Planning Board was going to discuss how these new floodplain management regulations and the possible effects on their property. He explained that the Finance Commission has reviewed and recommended adopting the new floodplain management regulations at Town Meeting. Individuals should plan to attend the April 11th Information Session being sponsored by the Town of Westwood for more information, as well as contact their insurance agent.

Continuation of Public Hearing to Consider Amendments to the Town of Westwood Zoning Bylaws for Recommendation to Town Meeting

The board reviewed each article.

Article 1 – no comments

Article 2 – no comments

Article 3 – no comments

Article 4 – Section 5.5.2 ... "approval not required plan" was deleted. Also – ... "Shape Factor of sixty (60) was replaced with "fifty (50)

Article 5 – Section 6.2.9.6 Video Media Display - there was some minor discussion amongst the board but no changes were made to this section.

Article 6 – no comments

Article 7 – no comments

At this point in the meeting, Mr. Montgomery had another engagement for which he needed to leave the meeting for. Ch. Rafsky suggested that the board consider a motion on Articles 1-7.

Upon a motion by Mr. Montgomery and seconded by Mr. Olanoff, the board voted unanimously in favor to approve the content of Articles 1-7 & Article 13 (WCOD) which was discussed out of order.

Article 8 – no comments. *Upon a motion by Mr. Olanoff and seconded by Mr. Wiggin, the board voted unanimously in favor to approve Article 8.*

Article 9 – no comments. *Upon a motion by Mr. Olanoff and seconded by Mr. Wiggin, the board voted unanimously in favor to approve Article 9.*

Article 10 - no comments. *Upon a motion by Mr. Olanoff and seconded by Mr. Wiggin, the board voted unanimously in favor to approve Article 10.*

Article 11 – withdrawn

Article 12 – Ch. Rafsky asked if there were any members of the public who wished to comment. There were no public comments. Board members discussed the addition of the Carby Street Municipal Office Building into WCOD2.

Board Comments:

Two board members were in agreement that Carby Street should be removed from WCOD2. One board member disagreed with removing Carby Street citing consistency with all municipal facilities are included in the WCOD. *Upon a motion by Mr. Wiggin and seconded by Ch. Rafsky, the board voted two votes in favor and one opposed to remove Carby Street from Article 13.*

Additional Comments: At the suggestion of town counsel new language was added in 9.4.10 ... "after a public meeting of the Planning Board. Non-conforming Major wireless communication facilities may be..."

Upon a motion by Mr. Wiggin and seconded by Mr. Olanoff, the board voted unanimously in favor to approve Article 13.

Article 14 – no comments.

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Upon a motion by Mr. Wiggin and seconded by Mr. Olanoff, the board voted unanimously in favor to close the public hearing.

(A full copy of the text of the Legal Notice of Public Hearing for Proposed Zoning Amendments - Draft revision dated 03-23-12 is on file with these minutes.)

Consideration of Proposed Roadway Article for Recommendation to Board of Selectmen – Currier Farm Lane

Ms. Loughnane informed the board that the applicant is not pursuing acceptance of Currier Farm Lane at this Town Meeting and the Board of Selectmen have withdrawn this article and therefore this agenda item has been withdrawn.

Upon a motion by Mr. Wiggin and seconded by Mr. Olanoff, the board voted unanimously in favor to adjourn the meeting at approximately 8:41 p.m.

Finance Commission Meeting – Little Theatre

Proposed Amendments to the Westwood Zoning Bylaw - Articles for Discussion by Finance Commission

1. Parking for Home Occupations & Accessory Apartments
2. Irregularly Shaped Lots
3. Signs
4. Floor Area Ratio (FAR)
5. EIDR Amendments
6. Senior Residential Development Amendments
7. Wireless Communications Overlay District Amendments
8. FMUOD Amendments

(See minutes of the Finance Commission.)

The next meeting of the Planning Board is Tuesday, March 28th at 7:30 PM in the Champagne Meeting Room.

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List of Documents, Materials and Exhibits

Legal Notice of Public Hearing for Proposed Zoning Amendments - Draft revision dated 03-23-12