

**Westwood Planning Board
Meeting Minutes
May 7, 2012
Westwood High School Cafeteria & immediately following – TM in Auditorium
6:30 PM**

Attendance & Call to Order

Board Members present: Ch. S. Rafsky, S. Olanoff, J. Wiggin, B. Montgomery and C. Chafetz

Staff present: N. Loughnane, Town Planner, & J. Barba, Planning & Land Use Specialist; also attending newly elected board member Christopher Pfaff.

Ch. Rafsky called the meeting to order at 6:34 p.m.

Brief & Final Discussion on Warrant Articles Prior to Town Meeting

Ch. Rafsky gave an overview of a slide presentation he prepared in relation to the attempt to overturn the Finance Commission's recommendation for indefinite postponement of Article 31, Wireless Communication Overlay District (WCOD) Amendments. Board members discussed the content and offered some suggestions. There was consensus amongst board members to move forward with the presentation.

Report to Town Meeting

Ms. Loughnane distributed copies of the Planning Board's Report to Town Meeting, which will be entered into the record following this meeting at 7:30 p.m. Ms. Loughnane will present the following:

The WESTWOOD PLANNING BOARD held a public hearing in accordance with the provisions of M.G.L. Chapter 40A, §5 on March 13, 2012 in Champagne Meeting Room at 50 Carby Street, Westwood, MA, to consider Articles 21 thru 33, which hearing was continued to March 26, 2012 in the Westwood High School Cafeteria, 220 Nahatan Street, Westwood, MA, and again continued to March 27, 2012 in the Champagne Meeting Room at 50 Carby Street, Westwood, MA. Following deliberation at the March 13th, March 26st and March 27th hearing sessions, and further deliberation at a public meeting earlier this evening, the Planning Board recommends as follows:

Article 21: Flexible Multiple Use Overlay District (FMUOD) Amendments

By a unanimous vote of members present, the Planning Board voted to recommend that Town Meeting approve Article 21.

Article 22: Open Space Residential Development (OSRD) Amendments

By a unanimous vote of members present, the Planning Board voted to recommend that Town Meeting approve Article 22.

Article 23: Senior Residential Development (SRD) Amendments

By a unanimous vote of members present, the Planning Board voted to recommend that Town Meeting approve Article 23.

Article 24: Use Chart Amendments to Add "Educational Use, Non-Exempt" and "Contractor's Yard"

By a unanimous vote of members present, the Planning Board voted to recommend that Town Meeting approve Article 24.

Article 25: Parking for Home Occupations and Accessory Apartments

By a unanimous vote of members present, the Planning Board voted to recommend that Town Meeting approve Article 25.

Article 26: Lot Shape Requirement

By a unanimous vote of members present, the Planning Board voted to recommend that Town Meeting approve Article 26.

Article 27: Sign Requirements

By a unanimous vote of members present, the Planning Board voted to recommend that Town Meeting approve Article 27.

Article 28: Floor Area Ratio (FAR) Amendments

By a unanimous vote of members present, the Planning Board voted to recommend that Town Meeting approve Article 28.

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Article 29: Environmental Impact Design Review (EIDR) Amendments

By a unanimous vote of members present, the Planning Board voted to recommend that Town Meeting approve Article 29.

Article 30: Treatment of Parcels in Multiple Jurisdictions

By a unanimous vote of members present, the Planning Board voted to recommend that Town Meeting approve Article 30.

Article 31: Wireless Communication Overlay District (WCOD) Amendments

By a unanimous vote of members present, the Planning Board voted to recommend that Town Meeting approve Article 31.

Article 32: Housekeeping Amendments

By a unanimous vote of members present, the Planning Board voted to recommend that Town Meeting approve Article 32.

Article 33: Flood Area Overlay District (FAOD) Amendments

By a unanimous vote of members present, the Planning Board voted to recommend that Town Meeting approve Article 33.

Other Business:

Planning Board members signed the Decision for the USROD Special Permit for Colburn School, previously approved at the March 27, 2012 meeting, for recording with the Town Clerk.

Ms. Chafetz signed plans for the Modification of the Definitive Subdivision of Westview Estates previously approved by the Planning Board in January 2012, to complete this record.

Ch. Rafsky, board members and Town Planner Ms. Loughnane thanked resigning board member Carol Chafetz for her expertise, time and dedication she provided to the Planning Board during her two year term and wished her well.

Next Meeting:

The next meeting of the Planning Board is Tuesday, May 8th at 7:30 PM in the Champagne Meeting Room.

Adjournment:

Upon a motion by Mr. Wiggin and seconded by Mr. Olanoff, the board voted unanimously in favor to adjourn the meeting at approximately 7:10 p.m.

Board members proceeded to the High School auditorium to attend and participate in Town Meeting.

List of Documents, Materials and Exhibits:

Report to Town Meeting, dated 05-07-12 from Ch. Steven M. Rafsky, Planning Board