

**Westwood Planning Board
Meeting Minutes
December 14, 2009
7:30 PM**

Board Members attended a meeting of the Finance Commission to discuss proposed zoning amendments.

Board Members Present: Ch. S. Olanoff, S. Rafsky, B. Montgomery and J. Wiggin.

Staff Present: N. Loughnane, Town Planner; and G. Garber, Community Development Advisor. Minutes were recorded by N. Loughnane.

Presentation to Finance Commission of Possible Planning Board Warrant Articles

The Finance Commission was presented with a memo from Ms. Loughnane setting forth nine possible warrant articles for the 2010 Annual Town Meeting, including the following:

1. Removal of the entirety of Section 8.5 Major Residential Development (MRD) and replacement with a new Open Space Residential Development (OSRD) section;
2. Amendments to Section 6.1 [Off-street Parking] to revise parking lot landscape requirements;
3. Amendments to Section 6.1.4 [Table of Parking Requirements – Exempt and Institutional Uses] to revise minimum parking requirements for exempt and institutional uses;
4. Various housekeeping amendments to correct errors, inconsistencies and oversights within the Zoning Bylaw;
5. Adoption of revised Official Zoning Map, including corrections of identified errors and clear district designation of town-owned parcels;
6. Amendments to Section 5.2 [Table of Dimensional Requirements] to reduce setback requirements within the Local Business A (LBA) District;
7. Amendments to Section 4.1 [Principal Uses] to allow limited additional uses in the Administrative-Research-Office (ARO) District; and
8. Amendments to Section 2.0 [Definitions] and Section 4.1 [Principal Uses] to designate separate categories for restaurants, fast food establishments, coffee shops and ice cream parlors;
9. Amendments to the Zoning Bylaw as necessary to enable Westwood's qualification as a Green Community. Such qualification would require as-of right siting and expedited permitting of renewable or alternative energy facilities in designated locations, as well as mandatory provisions that all new residential construction over 3,000 square feet, and all new commercial and industrial construction, include energy efficiency, water conservation and other renewable or alternative energy technologies.

Ch. Olanoff addressed the nine possible warrant articles and explained where the Planning Board stood on each article. He stated that the Planning Board fully expects to pursue proposed articles 1 thru 5 for consideration at the Annual Town Meeting in May, 2010, and noted that staff members are currently working toward the preparation of text and maps for these five articles. He noted that the most significant of these articles was the replacement of the current Major Residential Development

(MRD) section of the Zoning Bylaw with a new Open Space Residential Development (OSRD) section. Ch. Olanoff explained that the MRD section had been invalidated by the courts in a case involving Wall Street Development, and said that Mr. Garber had developed the new OSD section to overcome the inadequacies of the MRD section. He said that it was hoped that the OSRD section would be attractive enough to developers to achieve greater preservation of open space than would otherwise occur if land was developed under conventional subdivision standards.

Ch. Olanoff told the Finance Commission that the Planning Board was waiting for feedback from the Economic Development Advisory Board before proceeding with proposed articles 6 thru 8. He said that the board would be meeting with representatives of the Westwood Environmental Action Committee to discuss the Green Community amendments in proposed article 9.

The Planning Board meeting was adjourned at approximately 8:00 pm.

The next meeting is scheduled for Tuesday, December 15th at 7:30 P.M., at 50 Carby Street.