

Town of Westwood
Commonwealth of Massachusetts

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PLANNING BOARD

Memorandum

To: James O'Sullivan, Town Moderator
Town Meeting

From: Abby McCabe, Town Planner
Westwood Planning Board

Date: April 25, 2019 (*Verbal Report at Town Meeting*)

Re: Planning Board Report to Town Meeting on Zoning Articles 18, 19, 20, 21, & 22

The Westwood Planning Board held public hearings in accordance with the provisions of M.G.L. Chapter 40A, §5 on Tuesday, February 26, 2019 at 7:00 PM in the Champagne Meeting Room at 50 Carby Street, Westwood, MA, to consider amendments to the Town of Westwood Zoning Bylaw. The public hearing was continued to March 4 and a further continued hearing was held on March 12. The Planning Board re-opened the public hearing on April 23, 2019 and made a recommendation to Town Meeting. Following deliberation, on a motion made by Brian Gorman and seconded by Michael McCusker, the Planning Board recommends as follows:

ARTICLE 18

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw to permit retail uses such as cafeterias, snack bars, gift shops and vending machines as accessory uses serving employees and clientele of the principal use in the HB (Highway Business) zoning district by amending Section 4.3.5.1 [Table of Accessory Uses], or take any other action in relation thereto.

By a vote of five (5) in favor and none (0) opposed, the Planning Board votes to recommend that Town Meeting approve Article 18.

ARTICLE 19

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw to amend the Section 2.0 [Definitions] definition for "Structure", in relation to fence and wall heights.

By a vote of five (5) in favor and none (0) opposed, the Planning Board votes to recommend that Town Meeting approve Article 19.

ARTICLE 20

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw to amend Section 8.4 [Residential Retirement Community (RRC)], or take any action in relation thereto.

By a vote of five (5) in favor and none (0) opposed, the Planning Board votes to recommend that Town Meeting approve Article 20.

ARTICLE 21

To see if the Town will vote to amend Section 4.3.3 [Accessory Uses in Residential Districts] to amend the requirements for private garage and the parking and storage of more than three motor vehicles in Section 4.3.3.2 to read as follows, or take any action in relation thereto.

By a vote of four (4) in favor and one (1) opposed, the Planning Board votes to recommend against Town Meeting approval of Article 21.

ARTICLE 22

To see if the Town will vote to approve certain housekeeping amendments to various sections of the Westwood Zoning Bylaw and Official Zoning Map as may be necessary to correct errors or inconsistencies and to clarify such sections, or take any other action in relation thereto.

By a vote of five (5) in favor and none (0) opposed, the Planning Board votes to recommend that Town Meeting approve Article 22.