

TOWN OF WESTWOOD



Finance and Warrant Commission

March 5, 2018 Public Hearing

Community Room, Westwood Public Library

7:30pm

**The Town reserves the right to make minor edits to article language prior to the publishing of the official warrant.*

PETITIONER ARTICLE

Maximum Number of Residential Dwellings in FMUOD 6 and FMUOD 7 – Nada Milosavljevic Fabrizo, 32 Webster Street

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw to add definitive caps on the number of residential dwelling units which may be constructed in Flexible Multiple Use Overlay Districts 6 and 7 by amending Section 9.5 [Flexible Multiple Use Overlay District {"FMUOD"}], or take any other action in relation thereto:

Add a new Section 9.5.13.1 [Maximum Number of Residential Units] to read as follows, and renumber subsequent sections as appropriate:

9.5.13.1 Limit on Number of Residential Dwelling Units in FMUOD6 and FMUOD7.

The aggregate number of residential dwelling units for all projects allowed by special permit within the FMUOD6 and FMUOD7 districts shall not exceed a maximum of thirty (30) dwelling units per district. Said maximum shall include all residential dwelling units previously approved by FMUOD special permit or by Upper Story Residential Overlay [USROD] special permit.

(Nada Milosavljevic-Fabrizio, 32 Webster Street)

SCHOOL COMMITTEE ARTICLE

School Borrowing for Funding for MSBA Eligibility Process

To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money to be expended under the direction of the School Building Committee for the purpose of paying costs of a feasibility study for the Paul Hanlon Elementary School, 790 Gay Street, Westwood, for which feasibility study the Town may be eligible for a grant from the Massachusetts School Building Authority. The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Town incurs in connection with the feasibility study in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Town.

MOTION

That the Town appropriate the amount of One Million Seven Hundred Fifty Thousand (\$1,750,000) Dollars for the purpose of paying costs of a feasibility study for the Paul Hanlon Elementary School, 790 Gay Street, Westwood, including the payment of all costs incidental or related thereto, and for which the Town may be eligible for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the School Building Committee. To meet this appropriation the Treasurer, with the approval of the Selectmen is authorized to borrow said amount under and pursuant to M.G.L. Chapter 44, or pursuant to any other enabling authority. The Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Town incurs in excess of any grant approved by and received from the

MSBA shall be the sole responsibility of the Town, and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Feasibility Study Agreement that may be executed between the Town and the MSBA. Any premium received upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

BOARD OF SELECTMEN ARTICLES

The Board of Selectmen voted to remove the following articles from the 2018 Annual Town Meeting warrant on Monday, February 26, 2018:

- Street Acceptances
- Placeholder – Amendment to the University Avenue Multiple Use District (UAMUD)

At the same meeting, the Board voted to use one of its Miscellaneous articles for an Appropriation to conduct a comprehensive study of security needs for school and municipal buildings. The Board will present details of this article at the March 26th hearing.

On Monday, March 5, 2018, the Town Administrator will recommend to the Board of Selectmen the following changes:

- Remove article titled “Accounting – New Fund for Cable PEG Money
- Use another miscellaneous article for the purpose of Affordable Housing Appropriation

The Board will discuss these two items at its meeting on Monday, March 5th prior to the Finance and Warrant Commission hearing. The Selectmen will provide a report at the beginning of its presentation.

Road Improvements (Chapter 90 Funds and Other State Funding)

To see if the Town will vote to authorize the Board of Selectmen to apply for and/or accept state funds to be received as pre-payment and/or reimbursement for road improvements and deposit said funds into the Town’s Road Improvement Account to be used to pay expenditures made or to continue the Town’s road improvement program of crack sealing, secondary resurfacing and major design and reconstruction; to authorize the Board of Selectmen to enter into contracts for expenditure of any funds allocated or to be allocated by the Commonwealth for the improvement of roads within the Town of Westwood; and to authorize the Board of Selectmen to make any necessary takings of land and/or easements to accomplish said road improvement program, or take any other action thereon.

Town Bylaw Amendment - Placement/Removal of Snow and Ice around Fire Hydrants

To see if the Town will vote to amend the Code of the Town of Westwood Chapter 355, Article II, Placement of snow or ice; penalty, by deleting the section in its entirety and adding the following:

- a. No person shall lay, throw, place or cause to be placed any snow or ice on any paved Town streets or sidewalks so as to create a hazardous condition or public safety concern. If, after having received notice from a duly authorized agent of the Town that such a condition exists, the owner of the property from which the snow or ice was removed (or his agent having charge thereof) fails to correct the condition within a reasonable amount of time, the owner or agent shall be deemed to be in violation of this bylaw. Violation of this section shall be punished by a fine of \$300 or any cost incurred by the Town as a result of said violation or both.
- b. No person shall pile, push, plow, or blow snow or ice onto or across a public way which is plowed and/or sanded by the Town or deposit snow in such a way as to obstruct the operation of any fire hydrant. Violations of this section shall be subject to a written warning for the first offense; a fine of \$50 for the second offense and \$100 for third and each subsequent offense.
- c. The owner or persons occupying any real estate abutting upon any Town or public way where a fire hydrant is located shall, within 24 hours after the ceasing to fall or form, or the accumulation from any other cause, of any snow or ice higher than a point four (4) inches below the bottom of the lowest outlet on any fire hydrant, cause the snow/ice to be removed to a width of three (3) feet around said fire hydrant, including a clear direct path at least three (3) feet wide to the open Town or public way for access by the Fire Department. Violations of this section at the discretion of the Fire Chief or designee, may be subject to a written warning for the first offense; a fine of \$50 for the second offense and \$100 for third and each subsequent offense.

or take any other action thereto.

FY19 Town Salary and Expense Budgets

To see what sum(s) of money the Town will vote to raise and appropriate and/or transfer from available funds and/or borrow for the operation of the municipal departments and public school system for the fiscal year July 1, 2018, through June 30, 2019, as set forth in Appendix D of the Finance and Warrant Commission's Report to the 2018 Annual Town Meeting, or take any other action thereon.

Appropriation - Municipal Capital Improvements

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of Eight Hundred Eighty-Six Thousand Nine Hundred Dollars (\$886,900) for the purchase, lease or lease/purchase of the following capital equipment and improvements:

Equipment/Project	Requesting Department	Cost	Funding Source
Three (3) One Ton Dump Trucks with Plow	DPW	\$210,000	Free Cash
Fire - Engine 1 Half Life Major Repairs	Fire	\$25,000	Free Cash
Fire - Safety Equipment - Radio Upgrade & Turnout Gear	Fire	\$30,000	Free Cash
Fire - Replace Engines (2) Lease Payment 2 nd of 5	Fire	\$226,400	Free Cash
Police - Safety Equipment - Bulletproof vests, Traffic Cameras, Electronic Control Devices	Police	\$30,000	Free Cash
End User Technology - All Departments	Information Technology	\$50,000	Free Cash
Library - Patron/Staff End User Technology	Library	\$21,500	Free Cash
Library - Self-Check Circulation Terminals	Library	\$22,000	Free Cash
Replacement of Police Vehicles	Police	\$172,000	Free Cash
Municipal Buildings - Facilities Maintenance/ Energy Efficiency	DPW	\$100,000	Free Cash
Total		\$886,900	

each listed capital equipment or project must be authorized by majority vote of the Board of Selectmen prior to any purchase and/or implementation of project and/or expenditure of funds; and to direct the Board of Selectmen to trade as part of the purchase price or to sell or dispose of any equipment no longer necessary, and to authorize the Board of Selectmen to apply for and accept any State or Federal grant or assistance, or both, that may be available for any of the above purchases, or take any other action thereon.

Appropriations – School Capital Improvements

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of Eight Hundred Sixty-Seven Thousand Dollars (\$867,000) for the purchase, lease or lease/purchase of the following capital equipment and improvements:

Equipment/Project	Requesting Department	Cost	Funding Source
Technology	School	\$225,000	Free Cash
Roofing	School	\$100,000	Free Cash
Repair and Maintenance	School	\$256,500	Free Cash
Furniture, Fixtures, and Equipment	School	\$129,500	Free Cash
HVAC	School	\$96,000	Free Cash
Copiers	School	\$60,000	Free Cash
Total		\$867,000	

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Appropriations – Sewer Capital Improvements

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of Four Hundred Twenty Thousand Dollars (\$420,000) for the purchase, lease or lease/purchase of the following capital equipment, projects, and/or improvements:

Equipment/Project	Requesting Department	Cost	Funding Source
Easement Access Project	Sewer	\$150,000	Sewer Retained Earnings
Infiltration & Inflow Reduction	Sewer	\$125,000	Sewer Retained Earnings
Sewer Truck	Sewer	\$95,000	Sewer Retained Earnings
Stormwater Compliance	Sewer	\$50,000	Sewer Retained Earnings
Total		\$420,000	

each listed capital equipment or project must be authorized by majority vote of the Board of Selectmen prior to any purchase and/or implementation of project and/or expenditure of funds; and to direct the Board of Selectmen to trade as part of the purchase price or to sell or dispose of any equipment no longer necessary, and to authorize the Board of Selectmen to apply for and accept any State or Federal grant or assistance, or both, that may be available for any of the above purchases, or take any other action thereon.

Appropriations – Other Capital Improvements

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of Eight Hundred Fifty-Seven Thousand Dollars (\$857,000) for the purchase, lease or lease/purchase of the following capital equipment, projects, and/or improvements:

Equipment/Project	Requesting Department	Cost	Funding Source
Town Hall Reconfiguration/Renovation	Board of Selectmen	\$50,000	Free Cash
Repair/Replace Middle School Elevator	School	\$175,000	Free Cash
Traffic Signal Improvements – High Street	DPW	\$100,000	Free Cash
• Design Funds Needed for State Grant			
Housing Authority Associates – Building Maintenance and Improvement	Housing	\$100,000	Free Cash
Pool HVAC/Dehumidification System	Recreation	\$125,000	Meals Tax
High School Tennis Courts	Recreation	\$307,000	Meals Tax
Total		\$857,000	

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Appropriations – Other Capital Improvements

To see if the Town will vote to transfer from available funds the sum of Four Hundred Forty-Three Thousand Seven Hundred Sixty Dollars (\$443,760) for the purchase, lease or lease/purchase of the following capital equipment, projects, and/or improvements:

Equipment/Project	Requesting Department	Cost	Funding Source
Rescue Equipment	Fire	\$41,865	Ambulance Receipts
Self-Contained Breathing Apparatus Upgrade & Replacement	Fire	\$41,895	Ambulance Receipts
Ambulance	Fire	\$360,000	Ambulance Receipts
Total		\$443,760	

each listed capital equipment or project must be authorized by majority vote of the Board of Selectmen prior to any purchase and/or implementation of project and/or expenditure of funds; and to direct the Board of Selectmen to trade as part of the purchase price or to sell or

dispose of any equipment no longer necessary, and to authorize the Board of Selectmen to apply for and accept any State or Federal grant or assistance, or both, that may be available for any of the above purchases, or take any other action thereon.

Appropriation – Stabilization Fund

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of One Hundred Thousand Dollars (\$100,000) for the Stabilization Fund established in accordance with General Laws Chapter 40, Section 5B, or take any other action thereon.

Purpose	Amount	Funding Source
Stabilization Fund	\$100,000	Free Cash

Appropriation – OPEB Liability Trust Fund

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of One Million Four Hundred Fifteen Thousand Dollars (\$1,415,000) to the OPEB Liability Trust Fund established in accordance with General Laws Chapter 32B, Section 20 or take any other action thereon.

Purpose	Amount	Funding Source
OPEB Liability Trust Fund	\$1,415,000	Taxation

Articles sponsored by the Board of Selectmen to be presented at March 26th Final Finance and Warrant Commission Public Hearing:

- Supplemental appropriations for FY18 (2 articles total)
These articles will be presented to the Finance and Warrant Commission at its final public hearing. The Finance Director is finalizing the current year’s budget supplement requests and will be ready then.
- Unpaid Prior Year’s Bills
This article will most likely be removed by the Selectmen at its March 19th hearing. If the article is necessary, it will be presented at the final public hearing.
- Authorization for Disposition of Municipal Property – Islington Center Redevelopment
The Board of Selectmen has not negotiated a Land Disposition Agreement with the developer. If the project continues, the Board will discuss this article at the final public hearing.
- Authorization of Funding for Various Aspects of the Redevelopment of Islington, including the relocation, renovation and possible expansion of Wentworth Hall
This article is intended to serve as a placeholder for the Islington Center Redevelopment Project.

- Abandonment of portions of Hedgerow Lane as a public street and authorization of transfer of land within the current right-of-way to owners of abutting property
The developers of this development had indicated it may have an agreement in place. If so, this article and its details will be presented at the March 26th hearing.
- Appropriation for a Comprehensive Security needs study of School and Municipal Buildings
The Board of Selectmen has looked into the hiring of a consultant that could provide an assessment of the security needs of the school and municipal buildings. The Board will need authorization to appropriate funding for this consultant.
- Affordable Housing Appropriation
This article will be necessary for the Town to establish an account that the Board of Selectmen can use to pursue affordable housing opportunities.

PLANNING BOARD ARTICLES

*** The articles being presented at this hearing are for discussion purposes only and will be re-presented at the March 26th final public hearing for final input.***

Zoning Map Amendments Related to Islington Center Redevelopment Project to Alter the Boundaries of the Local Business B District (LBB) and the Flexible Multiple Use Overlay District 6 (FMUOD 6/Washington Street Business District)

To see if the Town will vote to approve certain amendments to the Official Zoning Map, by re-zoning the parcels of land located at 9 School Street shown on Assessor's Parcel 23 as Lot 161 and 277A Washington Street shown on Assessor's Parcel 23 as Lot 165 from Single Residence A (SRA) to Local Business B (LBB) and overlaying these two parcels with the Flexible Multiple Use Overlay District 6 (FMUOD6/Washington Street Business District), as follows, or take any other action in relation thereto:

- 1) Change the designation of two parcels known as Assessor's Plat 23, Lots 161 and 165, from Single Residence A (SRA) District to Local Business B (LBB) District;
- 2) Expand the FMUOD6/Washington Street Business District overlay district to include the two parcels known as Assessor's Plat 23, Lots 161 and 165;
- 3) Replace the map entitled "Official Zoning Map, May, 2017" with the map entitled "Official Zoning Map, May, 2018".

Zoning Amendments to Section 9.5 of the Zoning Bylaw to Allow Retail Sales and Service Greater than 10,000 square feet by Special Permit in the Flexible Multiple Use Overlay District 6 (FMUOD6/Washington Street Business District)

To see if the Town will vote to approve certain zoning amendments to Section 9.5 [Flexible Multiple Use Overlay District (FMUOD)] of the Zoning Bylaw to allow retail sales and services establishments up to 15,000 square feet in the Flexible Multiple Use Overlay District 6 (FMUOD6/Washington Street Business District), subject to Planning Board Special Permit, as follows, or take any other action in relation thereto:

- 1) Add a new Section 9.5.8.7.2 to read as follows:

9.5.8.7.2 Retail sales and services establishment, 10,000 sq. ft. to 15,000 sq. ft.

General Zoning Housekeeping Amendments

To see if the Town will vote to approve certain housekeeping zoning amendments to various sections of the Westwood Zoning Bylaw and Official Zoning Map, as may be necessary to correct any errors or inconsistencies.

[Note: While no Housekeeping amendments have been identified to date, this article has been proposed to correct any errors or inconsistencies which may be discovered during the zoning amendment public hearing process.]