

Town of Westwood
Commonwealth of Massachusetts

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PLANNING BOARD

Memorandum

To: Jane O'Donnell, Administrator
Finance and Warrant Commission Members

From: Abby McCabe, Town Planner
Planning Board

Date: March 2, 2018

Re: Summary of Proposed Zoning Articles for Annual Town Meeting

The Planning Board advertised and considered zoning amendment articles for Annual Town Meeting. The Planning Board opened the public hearing on all zoning articles on February 27, 2018. The zoning amendment placeholders originally included in the public hearing notice relative to changes in Zoning Bylaw Section 9.7 [University Avenue Mixed Use Overlay District] and a Map amendment relative to the Obed Baker House at 909 High Street and the adjacent High Street parcel have been withdrawn. The Planning Board looks forward to meeting with the Finance and Warrant Commission to discuss its three remaining zoning amendment articles, as well as the Petitioner Article, and to answer any questions that may arise during the hearing.

Petitioner Article – Zoning Amendment to Limit Number of Residential Dwelling Units in FMUOD6 & FMUOD7

The Planning Board voted 4-1 to recommend the Finance and Warrant Commission vote to *indefinitely postpone* this article. The Board found that the proposed cap of 30 dwelling units is too limiting and restrictive to encourage redevelopment of underutilized properties, which is in conflict with the purpose of the FMUOD bylaw. Planning Board members also expressed concern that the proposed amendment would fail to meet the uniformity requirement in M.G.L. c. 40A, § 4.

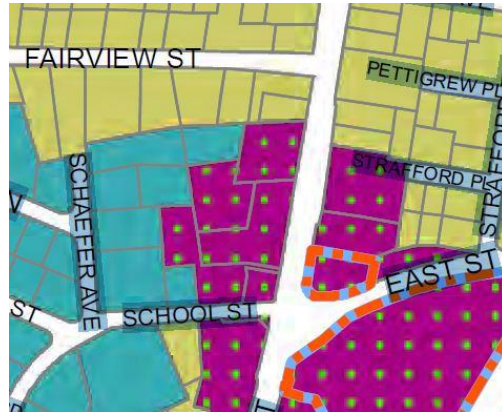
Zoning Map Amendment Related to Islington Center Redevelopment Project to Alter the Boundaries of the Local Business B District (LBB) and the Flexible Multiple Use Overlay District 6 (FMUOD 6/Washington Street Business District)

This article proposes an amendment 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).

Existing Zoning Map:

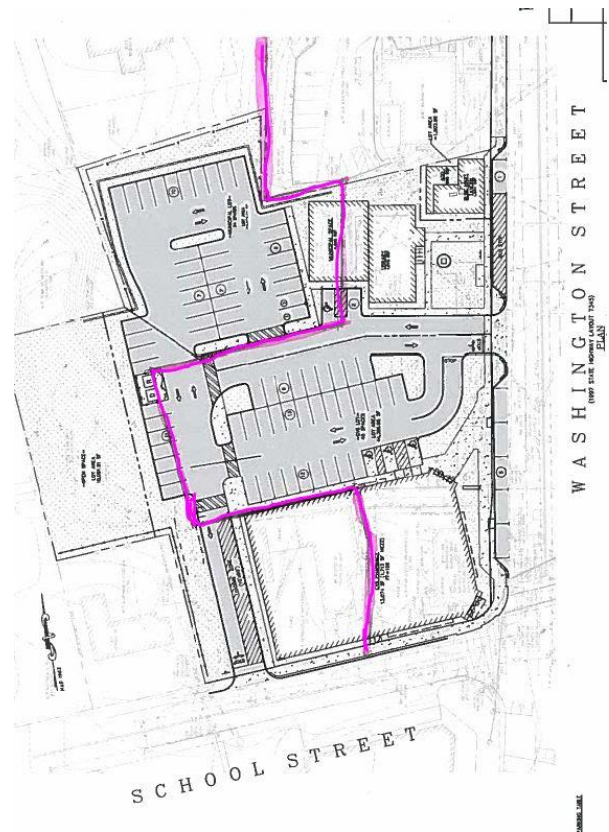


Proposed Zoning Map:



On February 27, the Planning Board voted 4-1 to recommend the Finance and Warrant Commission's favorable action on this zoning map change.

This zoning map amendment would expand the boundary of the LBB district and the FMUOD 6 Overlay District to include all of the land involved in the proposed Islington Center Redevelopment Project, which is currently under consideration by the Planning Board for an FMUOD Special Permit. The Planning Board opened the hearing for the Islington Center Redevelopment Project on January 16, held additional hearing sessions on February 13 and February 27, and most recently continued this hearing to March 13. On February 27, a super majority of the Board expressed support for the project and identified specific design items that they wish to see improved. The applicant is working towards revising the project plans to address these design items, and is expected to present those revised plans for the Board's further review at an upcoming hearing.



The parcels that would be rezoned by this article are proposed to contain a portion of a new CVS retail building, parking associated with the CVS building and with adjacent municipal uses, and an

open space area/landscape buffer. The back portion of the 9 School Street lot is proposed to be owned by the Town and would serve as a landscape buffer to the abutting residential properties. The 9 School Street parcel presently contains the former tailor shop building, and is also the temporary location of the historic Blue Hart Tavern. A single-family residence currently exists at 277A Washington Street. If the zoning map amendment is approved, these parcels would both be within the LBB and FMUOD zones.

Zoning Amendment 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 (FMUOD 6/Washington Street Business District)

On February 27, the Planning Board voted 4-1 to recommend the Finance and Warrant Commission's favorable action on this zoning bylaw amendment.

This article is intended to allow retail sales and service establishments up to 15,000 sq. ft. in the FMUOD 6 (Flexible Multiple Use Overlay District 6/Washington Street Business District) subject to a Planning Board approval of a FMUOD Special Permit. The current Zoning Bylaw limits retail sales and service establishments to a maximum size of 10,000 sq. ft. in the LBB district and in the FMUOD6 overlay district. The new CVS building proposed for the Islington Center Redevelopment Project is designed to include a pharmacy and mezzanine storage area. The combined size of the retail sales floor, pharmacy and mezzanine storage area exceed the current maximum 10,000 square foot requirement (13,074 sq. ft. retail sales floor and pharmacy, 1,712 sq. ft. storage proposed).

New language shown in bold italics:

9.5.8.7 Additional Uses Permitted by FMUOD Special Permit in FMUOD6:

9.5.8.7.1 Multi-family dwelling.

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

General Zoning Housekeeping Amendments

This article is intended to serve as placeholder for general housekeeping zoning amendments to correct any errors or inconsistencies which may be discovered during the zoning amendment public hearing process. No housekeeping amendments have been discovered to date. If no errors or inconsistencies are identified prior to the Finance & Warrant Commission's March 26th hearing, this article will be withdrawn.

Enclosures:

Full Article Language