

Town of Westwood
Commonwealth of Massachusetts

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David L. Atkins, Jr., Vice Chairman
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PLANNING BOARD

Memorandum

To: Westwood Town Meeting

From: Westwood Planning Board

Date: May 15, 2018, *verbal report to be on May 30, 2018*

Re: Proposed Zoning Articles 13 & 15 Planning Board Report to Town Meeting

The Westwood Planning Board held a public hearing in accordance with the provisions of M.G.L. Chapter 40A, §5 on Tuesday, February 27 at 7:00 PM in the Cafeteria at the Downey Elementary School at 250 Downey Street, Westwood, MA, to consider amendments to the Town of Westwood Zoning Bylaw and Official Zoning Map. The Planning Board hearing was continued with additional hearing sessions on March 5, March 20, March 26, April 4, April 10, April 23, and May 15, at which time the hearing was closed. Following deliberation at the various hearing sessions the Planning Board voted as follows:

ARTICLE 13: 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:

On a motion made by Mr. Olanoff, seconded by Mr. McCusker, by a vote of four (4) in favor and one (1) opposed, the Planning Board votes to recommend that Town Meeting approve Article 13.

ARTICLE 15: 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.

On a motion by Mr. Olanoff, seconded by Mr. Atkins, by a vote of four (4) in favor and one (1) opposed, the Planning Board votes to recommend unfavorable action and that Town Meeting indefinitely postpone Article 15. The Planning Board recommends against this amendment because the proposed cap of 30 dwellings is too restrictive to encourage redevelopment of underutilized properties, is in conflict with the stated purpose and goals of the FMUOD bylaw, and the proposal violates zoning uniformity requirements.