

**Town of Westwood**  
Commonwealth of Massachusetts

Trevor W. Laubenstein, Chairman  
David L. Atkins, Jr., Vice Chairman  
Steven H. Olanoff, Secretary  
Brian D. Gorman  
Michael L. McCusker  
Steven M. Rafsky, Associate

Abigail McCabe, AICP, Town Planner  
[amccabe@townhall.westwood.ma.us](mailto:amccabe@townhall.westwood.ma.us)  
(781) 251-2581

Janice Barba, Planning & Land Use Specialist  
[jbarba@townhall.westwood.ma.us](mailto:jbarba@townhall.westwood.ma.us)  
(781) 320-1366



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TOWN OF WESTWOOD  
PLANNING BOARD

**NOTICE OF PUBLIC HEARING**

The Westwood Planning Board will hold a public hearing in accordance with the provisions of M.G.L. Chapter 40A, §5 on **Tuesday, October 3, 2017**, at 7:00 p.m. in the Champagne Meeting Room at 50 Carby Street, Westwood, MA 02090, to consider the following proposed amendments to the Town of Westwood Zoning Bylaw.

**Article 1: Zoning Amendment Related to Accessory Uses In Highway Business** – To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to permitting cafeterias, snack bars, gift shops and vending machines as accessory uses in the HB (Highway Business) zoning district by amending Section 4.3.1 [Table of Accessory Uses], or take any other action in relation thereto.

- 1) Amend Section 4.3.5 to read as follows (*underlined wording indicates new language, wording to be removed shown with strikethrough*):

**4.3.5 ACCESSORY USES IN INDUSTRIAL, HIGHWAY BUSINESS AND ARO DISTRICTS**

ACCESSORY USE	DISTRICTS												
	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
4.3.5.1 Retail uses, such as cafeterias, snack bars, gift shops and vending machines dispensing food, soft drinks and incidental merchandise items; provided that any such uses shall be conducted primarily for the convenience of employees and the clientele of the principal use of the premises and shall be wholly within a building and have no exterior advertising display.	N	N	N	N	N	N	N	N	N	<del>N</del> <u>Y</u>	Y	Y	BA

**Article 2: Zoning Amendments Related to Medical Uses** – To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to various medical uses by amending Section 2.0 [Definitions] and Section 4.1.2 [Table of Principal Uses], or take any other action in relation thereto:

1) Revise definitions in Section 2.0 [Definitions] for “Medical Center or Clinic” and “Office of Health Care Professional” to read as follows (*underlined wording indicates new language; words to be removed have strikethrough*):

**Medical Center or Clinic** A building designed and used for the diagnosis and treatment of human patients that ~~does not include substance rehabilitation or overnight care facilities~~ is not a Hospital or Substance Rehabilitation or Treatment Facility.

**Office of Health Care Professional** An office for a medical doctor, dentist, psychologist, chiropractor, acupuncturist, or similar physical or mental health care professional, including clinical and laboratory analysis activities directly associated with such medical office use, but excluding offices within Medical Centers or Clinics, Hospitals, or Substance Rehabilitation or Treatment Facilities.

2) Add new definitions to Section 2.0 [Definitions] for “Hospital” and “Substance Rehabilitation or Treatment Facility” as follows:

**Hospital** A building designed and used for the diagnosis and treatment of human patients that includes overnight care facilities.

**Substance Rehabilitation or Treatment Facility** A building designed and used for the diagnosis and treatment of human patients for substance rehabilitation and/or treatment facilities.

3) Amend Section 4.1.5 [Table of Principal Uses - Commercial Uses] by revising new definitions to Section 2.0 [Definitions] for “Hospital” and “Substance Rehabilitation or Treatment Facility” changing the title of Section 4.1.5.22 from “Office of a doctor or dentist not a resident on premises” to “Office of Health Care Professional”, and by adding new Section 4.1.5.23 “Medical Center or Clinic”, new Section 4.1.5.24 “Hospital”, and new Section 4.1.5.25 “Substance Rehabilitation Facility” as follows, and renumber subsequent sections as appropriate:

**4.1.5 COMMERCIAL USES**

PRINCIPAL USE	DISTRICTS												
	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
4.1.5.22 <del>Office of a doctor or dentist not a resident on premises</del> <u>Office of Health Care Professional</u>	N	N	N	N	N	BA	N	Y	Y	Y	Y	Y	Y
4.1.5.23 <u>Medical Center or Clinic</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>BA</u>	<u>BA</u>	<u>BA</u>
4.1.5.24 <u>Hospital</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>BA</u>

4.1.5.25 Substance Rehabilitation or Treatment Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	BA
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- 4) Amend Section 9.5.8.1.9 [Use Permitted by FMUOD Special Permit in any FMUOD] by revising new definitions to Section 2.0 [Definitions] for “Office of Health Care Professional” from “Office of a doctor or dentist” as follows:

9.5.8.1.9 ~~Office of doctor or dentist~~ Office of Health Care Professional;

**Article 3: Zoning Amendment Related to Residential Uses in Flexible Multiple Use Overlay Districts** – 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 any Flexible Multiple Use Overlay District which currently permits residential use by amending Section 9.5 [Flexible Multiple Use Overlay District (FMUOD)], or take any other action in relation thereto (*underlined wording indicates new wording*):

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 FMOUD7. 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 90 dwelling units per district.

**Article 4: Housekeeping** – 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.

**Article 5:** To see if the Town will vote to amend Section 9.7 of the Town’s Zoning By-Laws by deleting subsection 9.7.4.4.2(b) under [Accessory Uses Permitted By Special Permit] thereof and renumbering the subsequent sections as appropriate, and inserting a new subsection 9.7.4.4.1(h) under [Accessory Uses Permitted By Right] as follows, or take any other action relative thereto:

Storage of calcium chloride, chemically treated abrasives or other chemicals, but not sodium chloride, solely to be used for the removal of snow or ice on the roadways, walkways, or parking lots within the UAMUD project area, provided that: (i) these chemicals are stored in a structure with an impermeable cover and impervious surface with a drainage system sufficiently designed to prevent the discharge of contaminated runoff or leachate into the soil, groundwater, or surface water; and (ii) in no event shall such storage occur within the WRPOD except as specified in Section 9.7.5.2 herein.

The complete text relative to the proposed amendments is available for inspection between 8:30 a.m. and 4:30 p.m. Monday through Thursday and 8:30 a.m. and 1:00 p.m. on Friday at the office of the Planning Board at 50 Carby Street or during regular business hours at the office of the Town Clerk at 580 High Street, Westwood, MA 02090 or you may visit the Planning Division or Community & Economic Development's webpage at [www.townhall.westwood.ma.us](http://www.townhall.westwood.ma.us) under "Zoning Amendments". Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board.

Westwood Planning Board

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