

**WESTWOOD PLANNING BOARD
LEGAL NOTICE
NOTICE OF PUBLIC HEARING**



2015 SEP 24 A 8:15
TOWN CLERK
TOWN OF WESTWOOD

The WESTWOOD PLANNING BOARD will hold a public hearing in accordance with the provisions of M.G.L. Chapter 40A, §5 on **Wednesday, September 30, 2015, at 7:30 PM** in the Champagne Meeting Room at 50 Carby Street, Westwood, MA, to consider the following proposed amendments to the Town of Westwood Zoning Bylaw and Official Zoning Map:

Article 1: To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Section 9.5 [Flexible Multiple Use Overlay District (FMUOD)], or take any other action in relation thereto:

- 1) Add a new Section 9.5.8.4.2 to read as follows, and renumber subsequent sections, and references to those renumbered sections, as appropriate:

9.5.8.4.1 Age-restricted dwelling for persons 55 years and older;

- 2) Revise Section 9.5.13 to read as follows:

9.5.13 **Percentage of Residential Units.** Pre-existing and new housing units, where permitted, shall occupy no more than thirty-three (33%) of the total gross floor area of any project within FMUOD 1, and no more than fifty percent (50%) of the total gross floor area of any project within FMUOD 3, FMUOD 6 or FMUOD 7, except that age-restricted dwelling units for persons 55-years old or older permitted within FMUOD 3 may occupy up to 100% of the total gross floor area of a project. The maximum allowable number and type of residential units shall be determined by the Board, in its sole discretion, following the Board's acceptance of a fiscal impact report demonstrating that said residential units will have no significant negative fiscal impact on the town. The Planning Board shall have the authority to approve, in its sole discretion, phased construction of the residential components of a project, independent of the phased construction of the non-residential components of the same project, as long as the total gross floor area of the residential components of all phases does not exceed the approved percentage of total gross floor area of the project authorized under the FMUOD Special Permit, and as long as no portion of the total land area approved for non-residential components is developed for residential use. Residential units shall be located on upper stories unless the Planning Board determines that a combination of first floor and upper floor residential units are acceptable in a particular development.

Article 2: To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Section 2.0 [Definitions] and to Section 4.1 [Principal Uses], including amendments related to solar energy facilities, or take any other action in relation thereto:

- 1) Delete the definition for the term "Commercial Scale Solar" and add a new definition for "Large Scale Solar" to read as follows:

Large Scale Solar Any Solar Energy Facility which exceeds fifteen (15) kilowatts

capacity.

- 2) Delete the definition for the term “Non-commercial Scale Solar” and add a new definition for “Small Scale Solar” to read as follows:

Small Scale Solar Any Solar Energy Facility which has a capacity of fifteen (15) kilowatts or less.

- 3) Revise Section 4.1.7.5 to read as follows:

	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
4.1.7.5 Large Scale Solar	BA	BA	BA	BA	BA	BA	BA	BA	BA	Y	Y	Y	BA

- 4) Revise Section 4.1.7.6 to read as follows:

	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
4.1.7.6 Small Scale Solar	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

Article 3: To see if the Town will vote to delete Section 5.5.7 [Creation of Ways] of the Westwood Zoning Bylaw in its entirety, or take any other action in relation thereto.

Article 4: To see if the Town will vote to approve certain amendments to the Official Zoning Map intended to correct errors and inconsistencies, or take any other action in relation thereto.

Article 5: To see if the Town will vote to approve certain amendments to the Official Zoning Map, including a change in the zoning district designation for a parcel of land near 90 Deerfield Avenue shown on Assessor’s Parcel 14 as Lot 95 from Single Residence E District to Single Residence C District, or take any other action in relation thereto.

Article 6: To see if the Town will vote to approve certain amendments to the Official Zoning Map, including a change in the zoning district designation for a portion of a parcel of land at 790 Gay Street shown on Assessor’s Parcel 16 as Lot 5 from Single Residence E District to Single Residence A District, or take any other action in relation thereto.

Article 7: To see if the Town will vote to approve certain amendments to the Official Zoning Map, including a change in the zoning district designation for a portion of a parcel of land on High Street shown on Assessor’s Parcel 21 as Lot 43 from Single Residence C District to Local Business A District, or take any other action in relation thereto.

Article 8: To see if the Town will vote to approve 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.

The plans and material are available for inspection between 8:30 a.m. and 12:00 noon, Monday through Friday at the office of the Planning Board at 50 Carby Street, or during regular municipal business hours at the Town Clerk’s office. Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board.

Christopher A. Pfaff, Chairman
Westwood Planning Board