

**WESTWOOD
FINANCE AND WARRANT COMMISSION**

**WARRANT AND RECOMMENDATIONS
FOR THE FALL TOWN MEETING**

**FALL TOWN MEETING
MONDAY, NOVEMBER 9, 2015 - 7:30 P.M.
WESTWOOD HIGH SCHOOL AUDITORIUM**



WESTWOOD TOWN HALL



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2015 FALL TOWN MEETING REPORT

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FINANCE AND WARRANT COMMISSION MEMBERSHIP

Marianne LeBlanc Cummings, Chairperson
Craig Foscaldo, Vice Chairman

Paul Bierden	Peter Kane
Julianne Bride	Peter Lentz
Cynthia Buckley	Peter Neville
Barbara Delisle	Michael O'Hara
James Ferraro	Michael Powers
George Hertz	Robert Uek
	Margery Eramo Young

Jane O'Donnell, Administrator



WESTWOOD FINANCE AND WARRANT COMMISSION

A MESSAGE TO RESIDENTS

FROM CHAIRPERSON MARIANNE LEBLANC CUMMINGS

Dear Resident,

First and foremost, please attend the Fall Town Meeting on November 9!

The November 9 Fall Town Meeting Warrant consists of 18 articles ranging in issues from the continued work to improve our public safety facilities to several zoning amendments.

Six of the articles are proposed by the Board of Selectmen in connection with the anticipated proposal to construct a new police headquarters, design funds for which were approved by the Spring 2015 Town Meeting. If approved, these six articles, which together are referred to as "Bid Package 1," would allow for the construction of an extension of Deerfield Avenue to alleviate public safety issues which exist in the area of the Town Hall and the current police headquarters, while concurrently allowing for the construction of a new police headquarters on the site determined most favorable by the Public Safety Facilities Task Force. Over the past 2 years, the Task Force has diligently studied the Town's needs and suitable options for meeting them. The Task Force has recommended to the Selectmen that the Town proceed with Bid Package 1. We gratefully acknowledge the significant public service provided by the members of this Task Force. It is anticipated that Bid Package 2, which will include a bid for the actual construction of a new police headquarters, will be presented at the Spring 2016 Town Meeting.

While a majority of the Finance and Warrant Commission voted in favor of Bid Package 1, the Members have prioritized their continued, careful focus on the Town's long-range capital and operational needs and priorities, particularly with respect to its future vetting of the anticipated Bid Package 2. We encourage residents to participate in Fin Com's upcoming meetings and public hearings so as to enrich this discussion.

Westwood's current financial outlook is very strong, in part due to the Town's sound fiscal management and also the opening of University Station which has brought the Town new commercial tax revenue. The FY16 new tax revenue from University Station has been estimated to be in the range of \$2.5M - \$3M; this amount will be finalized by the Department of Revenue in late November 2015. From this new tax revenue, the Town voted at the Spring 2015 Town Meeting to allocate the amount of \$1,575,000 to the operating budget (with approximately \$1M allocated to the schools and approximately \$500,000 allocated to the municipal budget). The balance of these tax revenues are proposed on the current Warrant to be allocated to capital reserves for future appropriation.

Given the number of capital priorities in Westwood, among them the construction of a new police headquarters, the renovation of the main fire station, the funding of OPEB, and the possible construction of a consolidated elementary school, the Finance Commission will be looking closely at these priorities and long-range financial projections for the Town as expenditures are proposed on future warrants.

The 15 member Finance and Warrant Commission has spent considerable time and effort in vetting and voting on the Articles to be presented at Fall Town Meeting. The Finance Commission also conducted a public hearing on October 19 to solicit input from residents prior to voting their recommendations.

Following each article is the Finance Commission recommendation as well as comments (*italicized text*) summarizing the purpose of the article and reason(s) for the Finance Commission's recommendation.

We urge you to review the issues to be voted on November 9 and plan to attend to participate in important decisions pertaining to our Town.

Sincerely,

Marianne LeBlanc Cummings, Chairperson



What Goes On At Town Meeting?

A Message from the Moderator

Our Town Meeting is conducted in accordance with the Town Bylaws (Article 3) and Massachusetts Law. Some major matters of procedure are summarized below.

General Information

- The moderator presides at the meeting and is responsible for ruling on procedural matters, overseeing orderly debate and preserving decorum.
- One hundred and seventy-five (175) registered voters constitute a quorum.
- Registered voters are entitled to attend, address the meeting and vote. Guests may attend the meeting, but can address the meeting only with the approval of the meeting.
- Warrant articles are presented in numerical order. A motion to take an article out of order requires a 2/3 vote of those present and voting.

Motions, Motions to Amend, and Votes Required

- An article in the warrant states a question for the town meeting to answer. A motion is a proposed answer to the question and must be within the scope (intent) of the article.
- The recommendation of the Finance and Warrant Commission is the first motion under an article and is considered the main motion.
- The motion of the Finance and Warrant Commission is open for discussion by the voters.
- Motions to amend the main motion, which are within the scope of the warrant article, may be made on town meeting floor.
- Ordinarily motions require a majority vote of the voters present and voting to pass. Certain motions require a 2/3, 4/5 or even a 9/10 due to provisions of Massachusetts law or the Town Bylaws. The moderator will announce the voting requirement before each vote is taken.

Motions for Indefinite Postponement and Motions to Reconsider

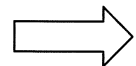
- A motion for indefinite postponement is equivalent to a motion that no action be taken under the article and such motion may not be amended.
- If the voters defeat the motion for indefinite postponement, favorable action on the subject matter of the article requires a motion to that effect.
- A motion to reconsider an article may only occur on the same night the article was voted and shall require a two-thirds (2/3) vote of those present and voting and shall not be made again.

Rules of Debate and Vote Counting

- A voter desiring to speak should rise, await recognition by the moderator, identify themselves when recognized and stand while speaking.
- All votes are taken in the first instance by voice vote and the moderator determines whether the motion carried or was lost. If the moderator cannot decide by the sound of voices, or if her announcement of the vote is doubted by seven (7) or more voters raising their hands for that purpose, the moderator shall without debate determine the vote by ordering a standing vote, or she may order a vote by secret written ballot.

**The Issues.....
2015 Special Town Meeting
Summary of Warrant Articles**

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2015 Special Town Meeting**

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Notes.....





The Commonwealth of Massachusetts
Norfolk ss:

To either of the Constables of the Town of Westwood in said County, GREETING:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify the inhabitants of said Town of Westwood qualified to vote in elections and town affairs to meet in the Westwood High School Auditorium, 200 Nahatan Street, in said Westwood on Monday November 9, 2015 at 7:30 in the evening, there and then to act on the following Articles:

ARTICLE 1

To see if the Town will vote to raise and appropriate the sum of One Hundred Thousand Eight Hundred Seventy One Dollars (\$100,871) for the operation of the municipal and school departments for the fiscal year July 1, 2015 through June 30, 2016, as set forth below, or take any other action thereto:

Budget	Amount	Funding Source
Municipal Operating Budget	\$23,371	FY16 State Aid
School Operating Budget	\$77,500	FY16 State Aid

(Board of Selectmen)

The Finance and Warrant Commission, by unanimous vote of those present, recommends that the Town so vote.

This article appropriates additional state aid received as part of the final state budget after the completion of May Town Meeting in order to utilize the funds in FY16.

ARTICLE 2

To see if the Town will vote to transfer from available funds the sum of Seven Hundred and Twenty Five Thousand Dollars (\$725,000) to the Capital Improvements Stabilization Fund established in accordance with General Laws Chapter 40, Section 5B, or take any other action thereto.

Purpose	Amount	Funding Source
Capital Improvements Stabilization Fund	\$725,000	Bond Premium Account

(Board of Selectmen)

The Finance and Warrant Commission, by unanimous vote of those present, recommends that the Town so vote.

This article appropriates one time funds received as part of a bond sale into the Capital Improvements Stabilization Fund, a savings vehicle for capital items. The funds will be then be available for appropriation for capital items at future Town Meetings. It is important that the Town continue to invest in the school and municipal capital equipment and facility needs.

ARTICLE 3

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of Seven Hundred Thousand Dollars (\$700,000) to the OPEB Liability Trust Fund established in accordance with General Laws Chapter 32B, Section 20, or take any other action thereto

Purpose	Amount	Funding Source
OPEB Liability Trust Fund	\$700,000	FY2016 Health Insurance Budget

(Board of Selectmen)

The Finance and Warrant Commission, by unanimous vote of those present, recommends that the Town so vote.

This article moves funds to the OPEB Trust Account, representing the savings that resulted when the Town’s employees switched to the State’s GIC Health Care Plans. This additional funding of OPEB is expected to continue each year and dramatically improves Westwood’s ability to meet its current fiscal year OPEB obligation and begins the process of paying down the unfunded liability over the long term. This is a milestone in our efforts to meet our OPEB obligation as Westwood will be one of the few towns in the State meeting their Annual Required Contribution in FY 2016. OPEB stands for “Other Post-Employment Benefits” and is primarily comprised of the obligations the Town pays to cover its share of the health care costs of our retired town employees. In June, 2013, the unfunded OPEB Liability was estimated to be over \$55 million. As of April, 2015, the OPEB Trust Fund held approximately \$1.69 million after three years of funding. In Fiscal 2016, Westwood is adding \$1,350,000 to the OPEB Trust Fund (\$650,000 in the current budget plus this article’s \$700,000 if approved at the Fall Town Meeting). This action is in line with what was presented at the May, 2015 Town Meeting.

ARTICLE 4

To see if the Town will vote to raise and appropriate the sum of Nine Hundred and Twenty Five Thousand Dollars (\$925,000) for the Capital Improvements Stabilization Fund established in accordance with General Laws Chapter 40, Section 5B, or take any other action thereto.

Purpose	Amount	Funding Source
Capital Improvements Stabilization Fund	\$925,000	Tax Levy

(Board of Selectmen)

The Finance and Warrant Commission, by unanimous vote of those present, recommends that the Town so vote.

This article appropriates the available portion of FY16 new taxes from the University Station project into the Capital Improvements Stabilization Fund, a savings vehicle for capital items. The funds will then be available for appropriation for capital items at future Town Meetings. It is important that the Town continue to invest in the school and municipal capital equipment and facility needs.

ARTICLE 5

To see if the Town will vote to raise and appropriate and/or transfer from available funds and/or borrow a sum of money for the purchase, lease or lease/purchase to accomplish the sewer extension project on Grove Street; the residents of that portion of Grove Street to be served by the sewer extension shall be responsible for betterment charges which will reimburse the town for half the cost of the sewer connection. The listed capital improvement project must be authorized by majority vote of the Board of Selectmen prior to implementation of the project and/or expenditure of funds; and to authorize the Board of Selectmen and/or Sewer Commission to apply for and accept any State or Federal grant or assistance, or both, that may be available for any of the above, or take any other action thereto.

(Sewer Commission)

The Finance and Warrant Commission, by unanimous vote of those present;

Recommends: That the Town vote to appropriate and/or transfer from retained earnings up to Four Hundred Thousand Dollars (\$400,000) to accomplish the sewer extension project on Grove Street; the residential property owners of that portion of Grove Street to be served by the sewer extension shall be responsible for betterment charges which will reimburse the town for half the cost of the sewer connection. The listed capital improvement project must be authorized by majority vote of the Board of Selectmen prior to implementation of the project and/or expenditure of funds; and to authorize the Board of Selectmen and/or Sewer Commission to apply for and accept any State or Federal grant or assistance, or both, that may be available for any of the above purchases.

The Sewer Commission proposes a sewer extension project on Grove Street. The residents served by the extension will pay for half of the betterment charges, which is consistent with prior practice for similar projects, and the rest of the project will be funded by the Sewer Commission's retained earnings.

ARTICLE 6

To see if the Town will vote to authorize the Board of Selectmen to take the following actions in conjunction with the acquisition and disposition of certain parcels of land located off Laura Lane and Westwood Glen Road:

- A. To accept the declaration of the School Committee that a certain parcel of property located off Laura Lane and shown as “Parcel A” (the “Hanlon Parcel”) on a plan entitled “Paul Hanlon School, #790 Gay Street, Westwood, Massachusetts,” dated October 13, 2015, prepared by Hoyt Land Surveying, inclusive of any revisions to said plan, is no longer required for school or other public purposes and thus constitutes surplus property, and for the Board of Selectmen to accept care, custody and control of the Hanlon Parcel for purposes of conveying, transferring, or otherwise disposing of such land in accordance with law;
- B. To convey, transfer, or otherwise dispose of the Hanlon Parcel in accordance with applicable procurement laws on terms acceptable to the Board of Selectmen for the minimum price of one dollar and other good and valuable consideration or for such other price as is established through procurement;
- C. To acquire, by purchase, gift, eminent domain or otherwise, those certain parcels of Land shown as Lot C1, Parcel R3, and Parcel 3 on a plan entitled “Definitive Subdivision, 590 High Street, Westwood, Mass.,” dated July 13, 2015, prepared by Feldman Land Surveyors, comprising four sheets, inclusive of any revisions to said plan (the “Subdivision Plan”), on terms acceptable to the Board of Selectmen;
- D. To acquire, by purchase, gift, eminent domain or otherwise, and to abandon, any and all easements, rights (including rights of way), or restrictions as is necessary or convenient to convey or acquire clear title to the above-referenced parcels of land, on terms acceptable to the Board of Selectmen;
- E. To appropriate and/or transfer from available funds and/or borrow an amount sufficient to make a payment to the Girl Scouts of Eastern Massachusetts, Inc., or its successor, assign, or designee, for site work and construction of a scout house and to establish an escrow account for the purpose of paying unforeseen costs related to the construction of the scout house and to cover the costs of related site work and improvements to the Hanlon School parking lot; and
- F. To enter into all agreements and execute any and all instruments as may be necessary or convenient on behalf of the Town to effect the above actions;

or take any other action relative thereto.

(Board of Selectmen)

The Finance and Warrant Commission, by a vote of 13 in favor and 2 opposed,

Recommends: That the Town vote to authorize the Board of Selectmen to take the following actions in conjunction with the acquisition and disposition of certain parcels of land located off Laura Lane and Westwood Glen Road:

- A. To accept the declaration of the School Committee that a certain parcel of property located off Laura Lane and shown as “Parcel A” (the “Hanlon Parcel”) on a plan entitled “Paul Hanlon School, #790 Gay Street, Westwood, Massachusetts,” dated October 13, 2015, prepared by Hoyt Land Surveying, inclusive of any revisions to said plan, is no longer required for school or other public purposes and thus constitutes surplus property, and for the Board of Selectmen to accept care, custody and control of the Hanlon Parcel for purposes of conveying, transferring, or otherwise disposing of such land in accordance with law;**
- B. To convey, transfer, or otherwise dispose of the Hanlon Parcel in accordance with applicable procurement laws on terms acceptable to the Board of Selectmen for the minimum price of one dollar and other good and valuable consideration or for such other price as is established through procurement;**
- C. To acquire, by purchase, gift, eminent domain or otherwise, those certain parcels of Land shown as Lot C1, Parcel R3, and Parcel 3 on a plan entitled “Definitive Subdivision, 590 High Street, Westwood, Mass.,” dated July 13, 2015, prepared by Feldman Land Surveyors, comprising two four sheets, inclusive of any revisions to said plan (the “Subdivision Plan”), on terms acceptable to the Board of Selectmen;**
- D. To acquire, by purchase, gift, eminent domain or otherwise, and to abandon, any and all easements, rights (including rights of way), or restrictions as is necessary or convenient to convey or acquire clear title to the above-referenced parcels of land, on terms acceptable to the Board of Selectmen;**
- E. To appropriate and/or transfer from available funds the sum of Four Hundred Thousand Dollars (\$400,000) to make a payment to the Girl Scouts of Eastern Massachusetts, Inc., or its successor, assign, or designee, for site work and construction of a scout house and to establish an escrow account for the purpose of paying unforeseen costs related to the construction of the scout house and to cover the costs of related site work and improvements to the Hanlon School parking lot; and**
- F. To enter into all agreements and execute any and all instruments as may be necessary or convenient on behalf of the Town to effect the above actions;**

ARTICLES 6, 7, 8, 9, 10, 11

These six articles will allow the Town to proceed with the preparation of the physical site on property adjacent to Town Hall and the current Police Department headquarters for a new headquarters facility which is expected to be presented at the May 2016 Town Meeting for consideration. In order to accomplish this, there are six articles:

- *Article 6 allows the Town to acquire the property where the current Girl Scout house is located, to provide a new site adjacent to the Hanlon School for a replacement facility, and to fund construction of a new Girl Scout house on the Hanlon site, to a maximum expenditure of \$400,000.*
- *Articles 7 and 8 would allow the Town to swap land with the American Legion to reconfigure the Legion parking lot, to transfer land currently under the control of the School Committee to the Board of Selectmen to be used for the extension of Deerfield Avenue, and to lay out the Deerfield Avenue extension as a public way.*
- *Article 9 would provide up to \$2.1 million in funding for a project referred to as Bid Package One to construct an extension of Deerfield Avenue providing improved safe access extending the existing Deerfield Avenue roadway, which runs from Gay Street to the side of the Deerfield School through to Westwood Glen Road. The Public Safety Task Force, which was created in July 2013 to address the needs of the Town's public safety facilities, has recommended to the Selectmen that the Town proceed with Bid Package One.*
- *Articles 10 and 11 are Zoning Map amendments relative to the Girl Scout House parcel at the Hanlon School, and for the reconfigured American Legion parcel, respectively.*

The School Committee has approved the actions necessary for transfer of the Hanlon School property to the Westwood Girl Scouts and Eastern Massachusetts Girl Scouts' organizations and for the transfer of land to the Board of Selectmen to be used for the extension of Deerfield Avenue. The Planning Board, Conservation Commission and the Zoning Board of Appeals have also all issued approvals of the plans relating to the Deerfield Avenue extension.

FURTHER DISCUSSION

In the spring of 2015, Town Meeting approved expenditure of \$1.0 million for the design of the new Police Department headquarters. The current facility, constructed in 1967, is outdated with multiple physical plant and operational deficiencies. The building does not meet many federal and state regulatory and code requirements. It lacks proper arrangements for a diverse work force, and does not allow for critically important record storage and retention. Additional information on current conditions and recent presentations about the new Police Department headquarters is available on the Town's web site under the "Public Safety" tab at www.townhall.westwood.ma.us/.

ISSUES AND POINTS FOR CONSIDERATION

The 15 members of the Finance and Warrant Commission held a Public Hearing on Monday, October 19, 2015. While the recommended funding of \$2.1 million for Bid Package One, in addition to the funds necessary for the relocation of the Scout House (to a maximum expenditure

of \$400,000), can be handled within the Town's current tax levy authority, concern was raised about how the Town will fund and finance the construction cost of the new police headquarters, currently estimated to cost approximately \$15.0 million. The warrant article requesting funds for the construction of the headquarters (known as Bid Package Two) is expected to be presented to Town Meeting in May, 2016.

But for the anticipated construction of the new police headquarters, the design and cost of the new Deerfield Avenue Extension would likely be more circumscribed. A minority of FinCom members voted against these articles, due in part to the thinking that the Bid Package 1 articles should be presented in concert with Bid Package 2 at the Spring Town Meeting, so that the Town has a full understanding of the cost and funding sources for the project.

At this point in time, it is too early to make a final determination about funding sources for the police headquarters, specifically whether or not a Proposition 2 ½ debt exclusion will be required. Finance and Warrant Commission members will work closely with town officials and staff to analyze the options over the next several months before making its recommendation at the Spring Town Meeting. While the Town's finances are very strong, due in part to revenue growth at University Station and sound management practices, it is important that we maintain solid financial controls in meeting the growth needs of the Town.

Members of the Finance and Warrant Commission plan on working closely with the town's Long Range Financial Planning Committee, town elected officials and staff as the Town evaluates growth needs within our community. A robust five year plan that delineates the Town's capital and operational needs, a process that sets up a methodology for evaluating priorities, and the ability to analyze and understand sources of funding available to the Town, will all important be parts of this ongoing discussion.

SUMMARY

Given the need to prepare the site for the construction of the new Police Department Headquarters and the opportunity to alleviate traffic and safety concerns near and adjacent to the Deerfield School and Town Hall, the Finance and Warrant Commission recommends approval of Articles 6 through 11 to Town Meeting.

PLEASE SEE PAGE 20 FOR PLAN.

ARTICLE 7

To see if the Town will vote to authorize the Board of Selectmen to take the following actions in conjunction with the acquisition and disposition of certain parcels of land for purposes of establishing a new police headquarters for the welfare and safety of the public and establishing a public way from Deerfield Avenue to Westwood Glen Road in furtherance of the public necessity and convenience:

- A. To acquire, by purchase, gift, eminent domain or otherwise, the parcels of land shown as Parcel 1 and Parcel R1 on a plan entitled "Definitive Subdivision, 590 High Street, Westwood, Mass.," dated July 13, 2015, prepared by Feldman Land Surveyors, comprising four sheets, inclusive of any revisions to said plan (the "Subdivision Plan"), on terms acceptable to the Board of Selectmen;

- B. To convey to a person or entity selected in accordance with applicable procurement laws that parcel of land shown as Parcel 2 on the Subdivision Plan, on terms acceptable to the Board of Selectmen;
- C. To acquire, by purchase, gift, eminent domain or otherwise, and to abandon, any and all easements, rights (including rights of way), or restrictions as is necessary or convenient to convey or acquire clear title to the above-referenced parcels of land, on terms acceptable to the Board of Selectmen; and
- D. To enter into all agreements and execute any and all instruments as may be necessary or convenient on behalf of the Town to effect the above actions;

or take any other action relative thereto.

(Board of Selectmen)

The Finance and Warrant Commission, by vote of 13 in favor and 2 opposed, recommends that the Town so vote.

Please see Article 6 for details.

PLEASE SEE PAGE 21 FOR PLAN.

ARTICLE 8

To see if the Town will vote to authorize the Board of Selectmen to take the following actions in conjunction with the acquisition and disposition of certain parcels of land for purposes of establishing a public way from Deerfield Avenue to Westwood Glen Road in furtherance of the public necessity and convenience:

- A. To accept the declaration of the School Committee that Parcel R4 on a plan entitled “Definitive Subdivision, 590 High Street, Westwood, Mass.,” dated July 13, 2015, prepared by Feldman Land Surveyors, comprising two four sheets, inclusive of any revisions to said plan (the “Subdivision Plan”), constitutes surplus property no longer needed for school purposes, and to transfer care, custody, control and management of this land to the Board of Selectmen for the purpose of incorporating said parcel into the public way and parking described below;
- B. To lay out, in furtherance of public necessity and convenience, the public way shown as “Proposed Variable Width Right of Way” on the Subdivision Plan, comprising Parcels R1, R2, R3, and R4 on said Plan, contingent upon the completion of roadway construction and acceptance of said roadway by the Board of Selectmen, which when so laid out will be deemed to have been accepted by the Town as a public way, and create new public parking facilities in conjunction with this public way, and to acquire, by

purchase, gift, eminent domain or otherwise, such land or other interests in land as are necessary to complete this layout and these parking facilities, on terms acceptable to the Board of Selectmen; and

- C. To enter into all agreements and execute any and all instruments as may be necessary or convenient on behalf of the Town to effect the above actions;

or take any other action relative thereto.

(Board of Selectmen)

The Finance and Warrant Commission, by vote of 13 in favor and 2 opposed, recommends that the Town so vote.

Please see Article 6 for details.

PLEASE SEE PAGE 21 FOR PLAN.

ARTICLE 9

To see if the Town will vote to appropriate and/or transfer from available funds and/or borrow an amount sufficient to cover the costs of all construction work as shown on plans entitled “Bid Package I, for the extension of Deerfield Avenue to Westwood Glen Road”, including funding of all items related to the proposed new roadway and parking facilities for the police headquarters, Town Hall, American Legion and land adjacent to the Deerfield School, including without limitation site work, paving, markings, landscaping, lighting, curbing, sidewalks, signage, traffic calming and construction of a new handicapped accessible ramp for access to the Town Hall, or take any other action in relation thereto.

(Board of Selectmen)

The Finance and Warrant Commission, by vote of 13 in favor and 2 opposed,

Recommends: That the Town vote to appropriate the sum of Two Million Dollars (\$2,000,000) to pay the costs of all the construction work as shown on plans entitled “Bid Package I, for the extension of Deerfield Avenue to Westwood Glen Road”, including funding of all items related to the proposed new roadway and parking facilities for the police headquarters, Town Hall, American Legion and land adjacent to the Deerfield School, including without limitation site work, paving, markings, landscaping, lighting, curbing, sidewalks, signage, traffic calming and construction of a new handicapped accessible ramp for access to the Town Hall, and that to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(5) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefore.

Please see Article 6 for details.

ARTICLE 10

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 the rear portion of a split zoned 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 so that the entire lot is within the Single Residence A zone.

(Board of Selectmen)

The Finance and Warrant Commission, by vote of 13 in favor and 2 opposed, recommends that the Town so vote.

Please see Article 6 for details.

ARTICLE 11

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.

(Board of Selectmen)

The Finance and Warrant Commission, by vote of 13 in favor and 2 opposed, recommends that the Town so vote.

Please see Article 6 for details.

ARTICLE 12

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)]:

- 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.

(Planning Board)

The Finance and Warrant Commission, by unanimous vote of those present, recommends that the Town so vote.

This article seeks to amend the Flexible Multiple Use Overlay District (FMUOD-3) in two locations. First, it adds a new permitted use category: age-restricted dwelling for persons 55 years and older. Second, it allows age-restricted developments within this FMUOD, and only within this FMUOD, the ability to occupy 100% of the area of a new building with housing units. The current restriction on new building is 50% of the area with new housing units.

These amendments would promote the needed development of housing for the Town's senior residents.

ARTICLE 13

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:

- 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	SR B	SR C	SR D	SR E	GR	SR	LB A	LB B	HB	I	IO	AR O
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	SR B	SR C	SR D	SR E	GR	SR	LB A	LB B	HB	I	IO	AR O
4.1.7.6 Small Scale Solar	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

(Planning Board)

The Finance and Warrant Commission, by unanimous vote of those present, recommends that the Town so vote.

This Article proposes to:

1. *Change the definition of “Commercial Scale Solar” to “Large Scale Solar”;*
2. *Change the definition of “Non-commercial Scale Solar” to “Small Scale Solar”; and*
3. *Change certain sections of the Use Chart of the Zoning Ordinance as it relates to Commercial Scale Solar/Large Scale Solar.*

The name change is intended to remove any confusion that may exist regarding commercial vs. residential installation of solar panels.

The change in the Use Chart will allow districts, once prohibited from installing solar panels exceeding 15Kw, the opportunity to install solar panels provided a special permit is obtained from the ZBA. The article is intended to increase access by residents to the use of solar panels.

ARTICLE 14

To see if the Town will vote to delete Section 5.5.7 [Creation of Ways] of the Westwood Zoning Bylaw in its entirety.

(Planning Board)

The Finance and Warrant Commission, by unanimous vote of those present, recommends that the Town so vote.

This Article proposes to delete section 5.5.7 [Creation of Ways] of the Zoning Bylaw. The current State sub-division law requires such action to be taken by the Planning Board and not through the zoning ordinance. The articles seeks to bring the bylaw into compliance with existing Massachusetts Law.

ARTICLE 15

To see if the Town will vote to amend the Official Zoning Map by re-zoning the ~777 parcel of land on the border of Westwood and Dedham, known as Assessor's Map 17, Lot 175, from an undesignated zone to HB (Highway Business).

(Planning Board)

The Finance and Warrant Commission, by unanimous vote of those present, recommends that the Town so vote.

Parcel 17-175 currently has no official zoning. This article will make that parcel Highway Business zoned, consistent with the surrounding parcels.

ARTICLE 16

To see if the Town will vote to raise and appropriate and/or transfer from available funds and/or borrow a sum of money to purchase 5 +/- acres portion of land known as Assessors Map 21, Lot 050, also known as 248 Nahatan Street, or take any other action thereto.

(Board of Selectmen)

The Finance and Warrant Commission, by vote of 13 in favor, 2 abstained,

Recommends: That the Town vote to appropriate the sum of Eight Hundred and Ninety Thousand Dollars (\$890,000) and authorize the Board of Selectmen to purchase a 5+/- acre portion of land known as Assessor's Map 21, Lot 050, also known as 248 Nahatan Street on the terms acceptable to the Board of Selectmen and to meet this appropriation, the Treasurer, with the approval of the Selectmen, is authorized to borrow said amount under and pursuant to Chapter 44, Section 7(3) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefore.

The Town has a unique opportunity to purchase this parcel of land from the First Parish Church. The parcel is an attractive piece of property as it abuts the Westwood High School property and has the potential to be used for many things if the Town chooses to develop it. The price for the land is considered fair and reasonable.

ARTICLE 17

To see if the Town will vote to amend the Code of the Town of Westwood, Chapter 321 [Retail Stores], by striking Article 1 [Restrictions on hours of operation of retail stores] entirely and replacing it with new Article 1 [Hours of Operation], and by adding a new Article 2 [One-day Permit for Extended Hours of Operation], so that Chapter 321 reads as follows:

Chapter 321: Retail Stores

§321-1 Article 1: Hours of Operation

For the purpose of controlling and abating noise and illuminations and to protect and promote the nighttime tranquility, no person shall sell at retail, including the sale of food, shall be open for transaction of retail business, accept deliveries, or allow the removal of solid waste between the hours of 12:00 midnight and 6:00 a.m., except as expressly permitted pursuant to a one-day permit granted by the Board of Selectmen in accordance with §321-2. The term "food" as used by this bylaw shall include any article or commodity, however stored or packaged, intended for human consumption. Notwithstanding the foregoing, nothing contained within this Chapter 321 shall be deemed to prohibit or limit a retail business from conducting interior activities that are accessory to the operation of the retail business, such as cleaning, stocking, food preparation and other supporting operations between the hours of 12:00 midnight and 6:00 a.m., provided that (i) truck deliveries shall not occur during the hours of 12:00 midnight to 4:00 a.m.; (ii) during the hours of 4:00 a.m. to 6:00 a.m. truck deliveries shall be made solely to sealed loading docks, with no exterior loading or unloading permitted; and (iii) waste removal shall in all events not occur between 12:00 midnight and 6:00 a.m.

§321-2 Article 2: One-day Permit for Extended Hours of Operation

The Board of Selectmen may, at the Board’s sole discretion, grant a one-day permit to allow a retail store to remain open for the transaction of retail business between the hours of 12:00 midnight and 6:00 a.m. as part of a special event. The terms and conditions of said one-day permit shall be such as the Board of Selectmen determines necessary to protect public health and safety. No retail store may be granted a permit under this provision for more than 10 days in any calendar year. The Board of Selectmen may adopt, and periodically amend, regulations, rules and/or written guidance relating to the terms, conditions, definitions, enforcement, fees, procedures and administration of one-day permits.

or take any other action in relation thereto.

(Board of Selectmen)

The Finance and Warrant Commission, by unanimous vote of those present, recommends that the Town so vote.

Section 321 of the Town's General Bylaws currently prohibits retail and restaurant operations between the hours of 12:00 midnight and 6:00 am. This Article seeks to modify Section 321 by allowing retail and food operations between those hours upon the issuance of a one-day permit issued by the Board of Selectmen. This Article was prompted by certain local retailers who would like the option to open their stores in advance of their Black Friday sales at midnight on Thanksgiving as has been permitted in most retail environments in the U.S. With the opening of University Station, the Board of Selectmen believes, and we agree, that the national and regional retailers in our town should not be placed at a disadvantage by operating stores in Westwood. If they were so disadvantaged, it might be difficult for us to attract quality retailers, ultimately impacting our commercial tax prospects. Importantly, Section 2 of the proposed Article allows the Selectmen to condition the permit as they see fit to protect the public health and safety of the town during these hours of operation.

ARTICLE 18

To see if the Town of Westwood will vote to accept the provisions of Massachusetts General Law, Chapter 90-1, Section 1, as amended, the Complete Streets Program, to allow the Town to participate in, apply for, and receive funding pursuant to said section and Section 6121-1318, Chapter 79 of the Acts of 2014.

(Board of Selectmen)

The Finance and Warrant Commission, by unanimous vote of those present, recommends that the Town so vote.

The Complete Streets Program promotes roadway design that enables safe access for all users, including pedestrians and bicyclists, in addition to drivers. Two to five million dollars of Mass DOT funding is available state-wide for construction projects incorporating Complete Street design principles. So far, 21 other communities have adopted this program. If adopted, the Town would pay for any additional design costs associated with meeting the Complete Streets guidelines and could then apply for MA DOT funding to cover the construction costs. Complete Street funding may enable the Town to make our streets safer for all who use them.

FOR USE BY REGISTRY OF DEEDS ONLY

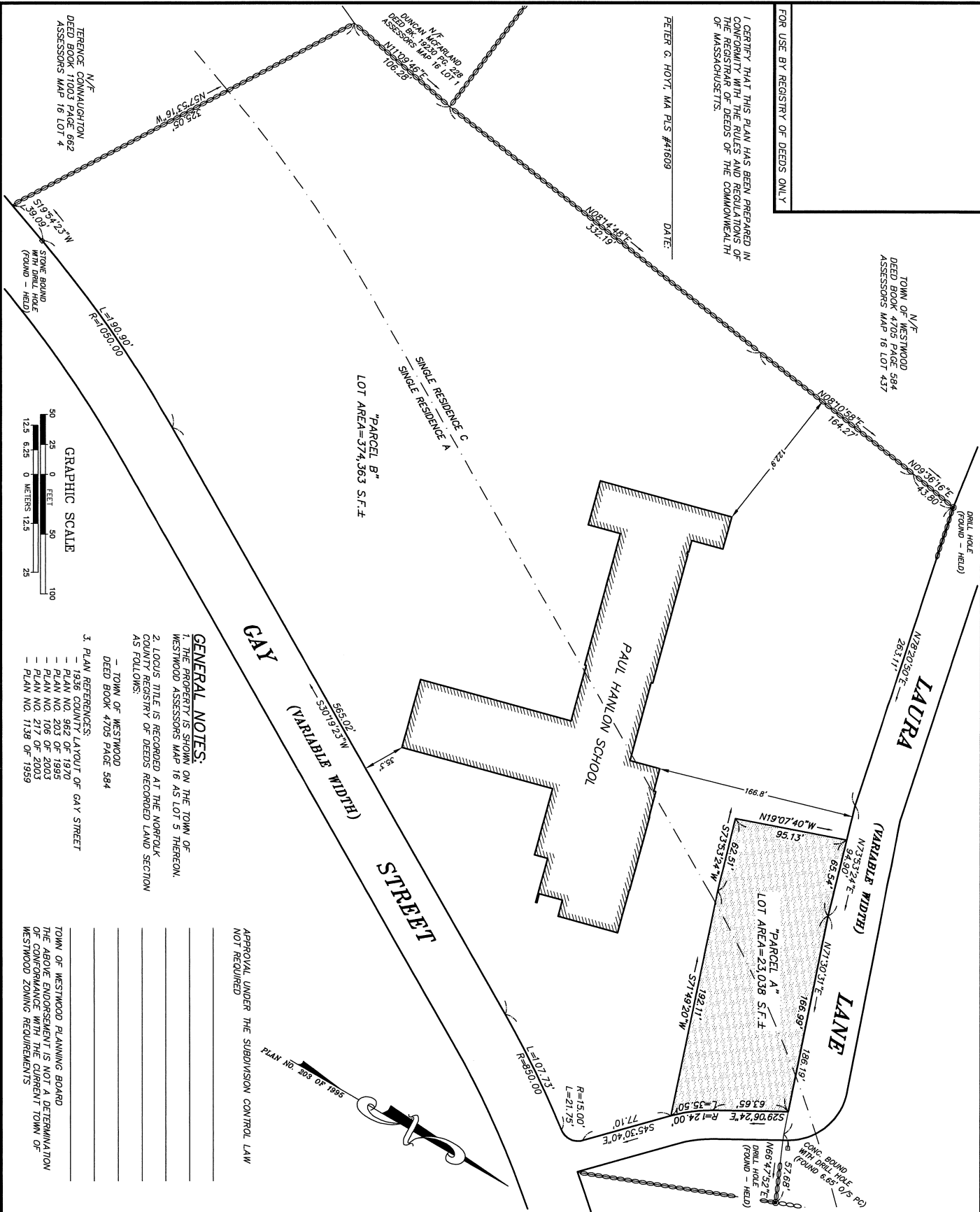
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.

PETER G. HOYT, MA PLS #41609 DATE:

TOWN OF WESTWOOD
DEED BOOK 4705 PAGE 584
ASSESSORS MAP 16 LOT 437

DUNCAN, N/E
DEED BK. 1552 PG. 228
ASSESSORS MAP 16 LOT 1
N118°16'16" W
105.22'

N/E
TERRANCE CONNAUGHTON,
DEED BOOK 11003 PAGE 662
ASSESSORS MAP 16 LOT 4



"PARCEL B"
LOT AREA=374,363 S.F.±

"PARCEL A"
LOT AREA=23,038 S.F.±

GAY STREET
LAURA LANE
PAUL HANLON SCHOOL

GENERAL NOTES:

1. THE PROPERTY IS SHOWN ON THE TOWN OF WESTWOOD ASSESSORS MAP 16 AS LOT 5 THEREON.
2. LOCUS TITLE IS RECORDED AT THE NORFOLK COUNTY REGISTRY OF DEEDS RECORDED LAND SECTION AS FOLLOWS:
- TOWN OF WESTWOOD
DEED BOOK 4705 PAGE 584
3. PLAN REFERENCES:
- 1938 TOWN OF WESTWOOD LAYOUT OF GAY STREET
- PLAN NO. 205 OF 1999
- PLAN NO. 106 OF 2003
- PLAN NO. 217 OF 2003
- PLAN NO. 1138 OF 1999

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

TOWN OF WESTWOOD PLANNING BOARD
OF CONFORMANCE WITH THE CURRENT TOWN OF WESTWOOD ZONING REQUIREMENTS

HOYT LAND SURVEYING
1287 WASHINGTON STREET
WEYMOUTH MA.02189
781-682-9192

PROJECT TITLE:
**PAUL HANLON SCHOOL
#790 GAY STREET
WESTWOOD, MASSACHUSETTS**

SHEET TITLE:
PLAN OF LAND

FILE NO.	PROJECT NO.	SCALE	APPROVED BY	CHECKED BY	DRAWN BY	DATE
		1"=50'	PGH	LGD	LGD	10/13/2015

Prepared for The:

ISSUED FOR PERMITS
NOT FOR CONSTRUCTION

DEFINITIVE SUBDIVISION PLAN DEERFIELD AVENUE EXTENSION 590 HIGH STREET WESTWOOD, MASSACHUSETTS

AUGUST 2015
REV. SEPT. 9, 2015
REV. OCT. 1, 2015

Drawing Index

- SHEET 1 COVER SHEET
SHEET 2 DEFINITIVE SUBDIVISION PLAN
BY FELDMAN LAND SURVEYORS
SHEET 3 DEFINITIVE SUBDIVISION PLAN
BY FELDMAN LAND SURVEYORS
SHEET 4 DEFINITIVE SUBDIVISION PLAN

Owner

TOWN OF WESTWOOD
580 HIGH STREET
WESTWOOD, MA. 02090
(781) 326-6450
WESTWOOD AMERICAN LEGION
POST 320
90 DEERFIELD AVENUE
WESTWOOD, MA. 02090
PATRIOT TRAIL GIRL SCOUT
COUNCIL, INC.
6 ST. JAMES STREET
BOSTON, MA. 02119

Civil Engineer

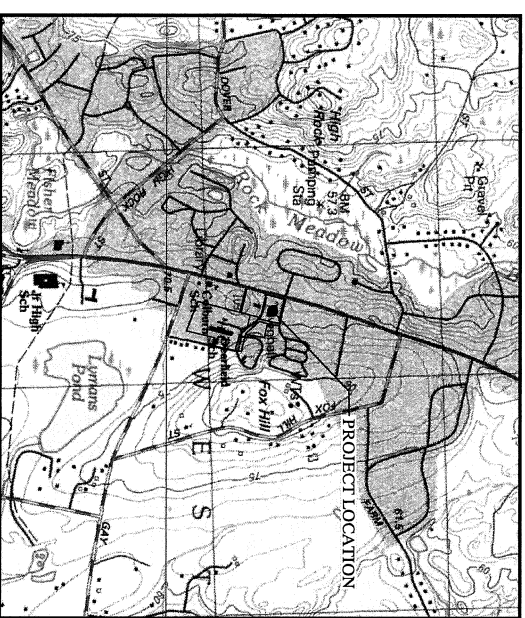
PARE CORPORATION
10 LINCOLN ROAD, SUITE 103
FOXBORO, MA. 02035
(508) 543-1755

Applicant

TOWN OF WESTWOOD
580 HIGH STREET
WESTWOOD, MA. 02090
(781) 326-6450

Prepared by:

PARE CORPORATION
Foxboro, Massachusetts



LOCUS PLAN

SCALE: 1" = 800'

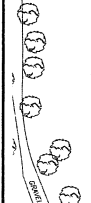
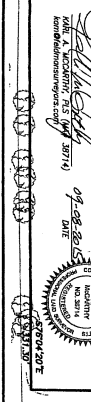


DEFINITIVE SUBDIVISION 590 HIGH STREET WESTWOOD, MASS.

FELDMAN LAND SURVEYORS
112 SHAWMUT AVENUE
BOSTON, MASS. 02118
PHONE: (617) 537-9740
www.feldmansurveyors.com

JULY 13, 2015

REVISION	DATE	BY	DESCRIPTION	SHEET NO. 1 OF 2
1	06/11/14	MM	ISSUED FOR PERMIT	120
2	06/11/14	MM	ISSUED FOR PERMIT	120
3	06/11/14	MM	ISSUED FOR PERMIT	120



I CERTIFY THAT THE PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS, ACTUAL FIELD SURVEY AND THE LATEST PLANS AND DEEDS OF RECORD.

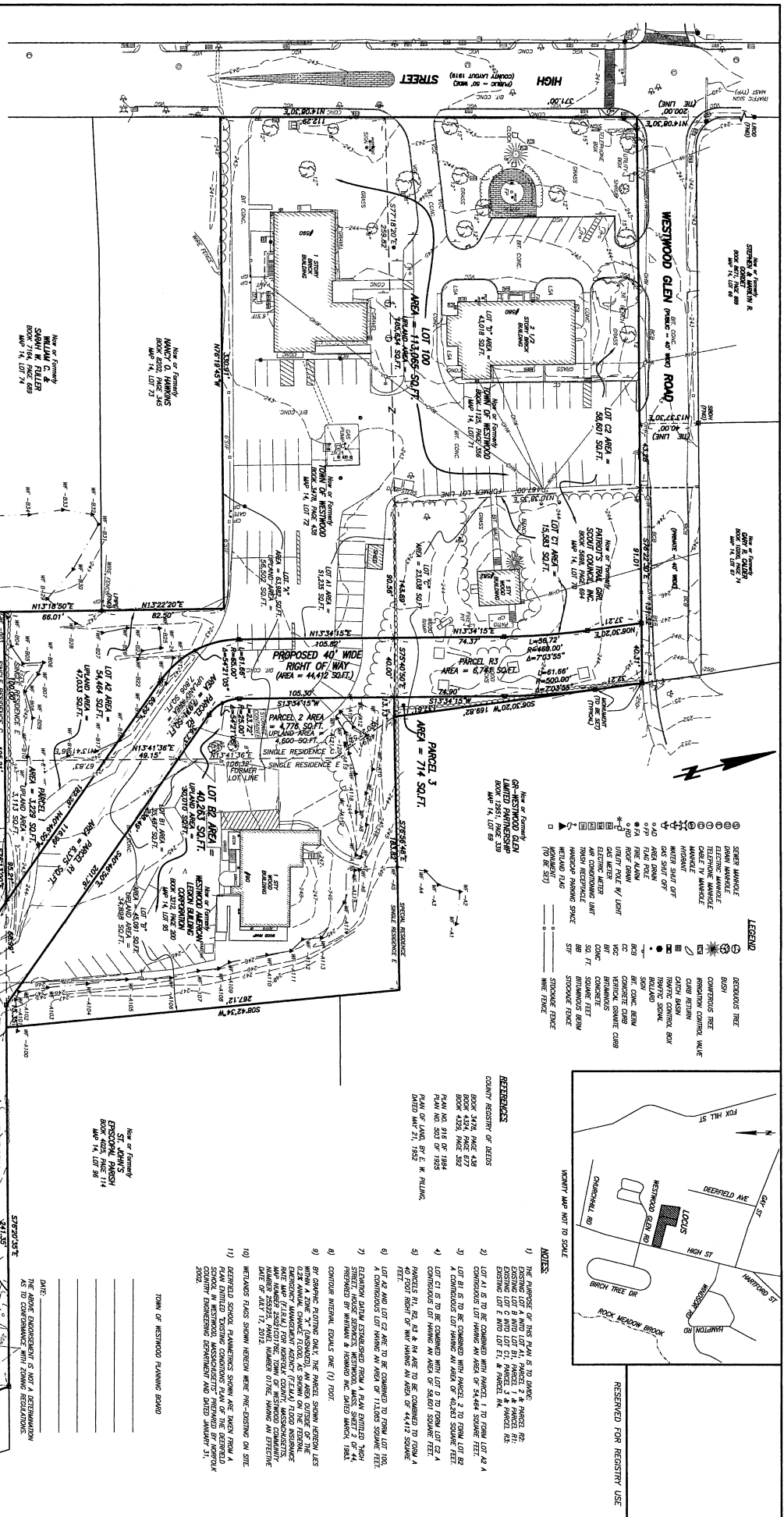
[Signature]
DATE: 07-28-2015

No. of Formerly
Unsubdivided
Lots: 2
SHELIH C. &
KATHY W. HILLER
BOOK 274, PAGE 89
MAP 14, LOT 74

No. of Formerly
Unsubdivided
Lots: 2
MARGARET M. &
TIMOTHY D. MCGLOTHLIN
BOOK 281, PAGE 7
MAP 14, LOT 94

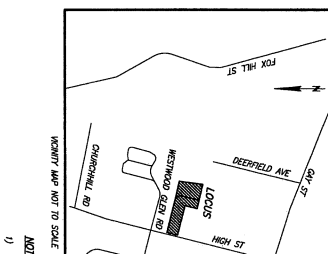
No. of Formerly
Unsubdivided
Lots: 1
ST. JAMES
EPISCOPAL PARISH
BOOK 402, PAGE 114
MAP 14, LOT 81

DATE: _____
BY: _____
FOR SUBSCRIBER'S USE: _____
FOR CONFORMANCE WITH ZONING REGULATIONS: _____



LEGEND

	SEWER MANHOLE
	STORM MANHOLE
	TELEPHONE MANHOLE
	CABLE TV MANHOLE
	FIRE HYDRANT
	WATER SHUT OFF
	GAS SHUT OFF
	FLAG POLE
	TREE
	EAVE BEAM OF LIGHT
	GAS METER
	ELECTRIC METER
	TELEPHONE BOX
	HANDICAP PARKING SPACE
	WETLAND EDGE
	WETLAND CORE
	STORAGE FENCE
	STORM DRAIN
	RETAINING WALL
	CONCRETE CULVERT
	CONCRETE CULVERT WITH CATCH BASIN
	CATCH BASIN
	CATCH BASIN WITH INLET
	INLET
	INLET WITH CATCH BASIN
	INLET WITH CATCH BASIN AND STORAGE
	INLET WITH CATCH BASIN AND STORAGE AND STORAGE FENCE



RESERVED FOR REGISTRY USE

REFERENCES

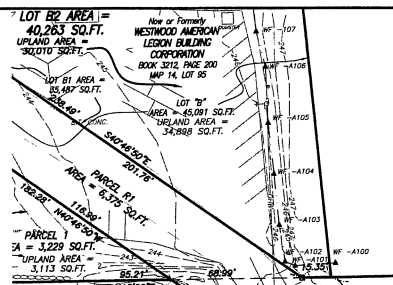
- 1) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 2) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 3) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 4) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 5) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 6) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 7) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 8) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
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- 11) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
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- 13) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 14) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 15) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 16) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 17) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 18) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 19) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 20) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 21) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 22) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 23) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 24) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81
- 25) BOOK 478, PAGE 438 - REGISTRY OF DEEDS, MAP 14, LOT 81

TOWN OF WESTWOOD PLANNING BOARD

TOWN OF WESTWOOD PLANNING BOARD

DATE: _____
THIS PLAN IS PREPARED IN ACCORDANCE WITH ZONING REGULATIONS.

Now or Formerly
ST. JOHN'S
EPISCOPAL PARISH
BOOK 4025, PAGE 114
MAP 14, LOT 98



DEFINITIVE SUBDIVISION 590 HIGH STREET WESTWOOD, MASS.

FELDMAN LAND SURVEYORS
112 SHAWMUT AVENUE
BOSTON, MASS. 02118
PHONE: (617) 357-9740
WWW.FELDMANLANDSURVEYORS.COM

FELDMAN
LAND SURVEYORS



REVISION	DATE	BY	DESCRIPTION

DEERFIELD AVENUE

THEERFIELD SCHOOL



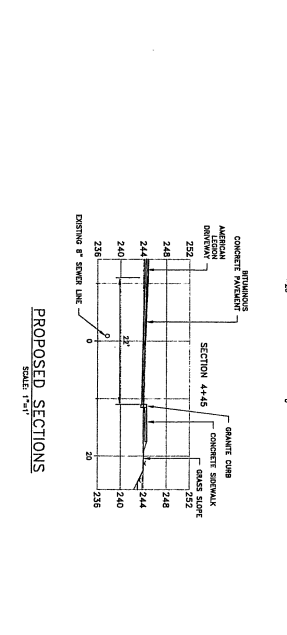
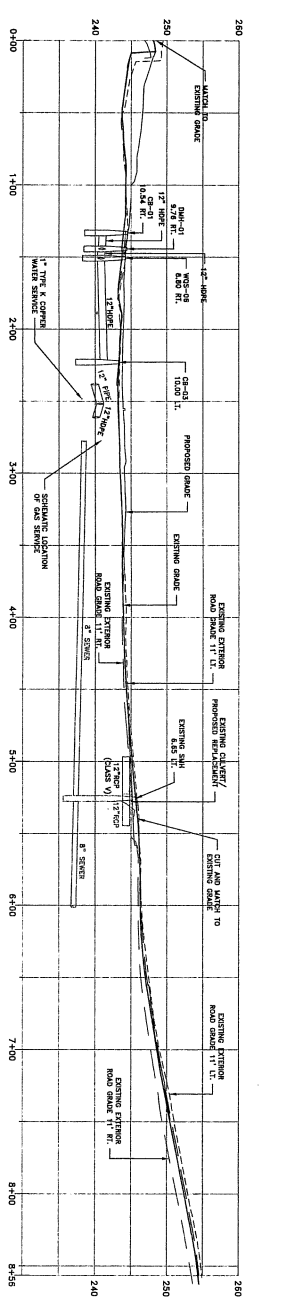
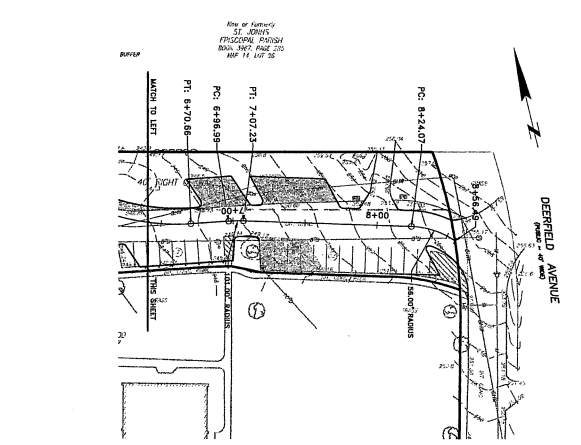
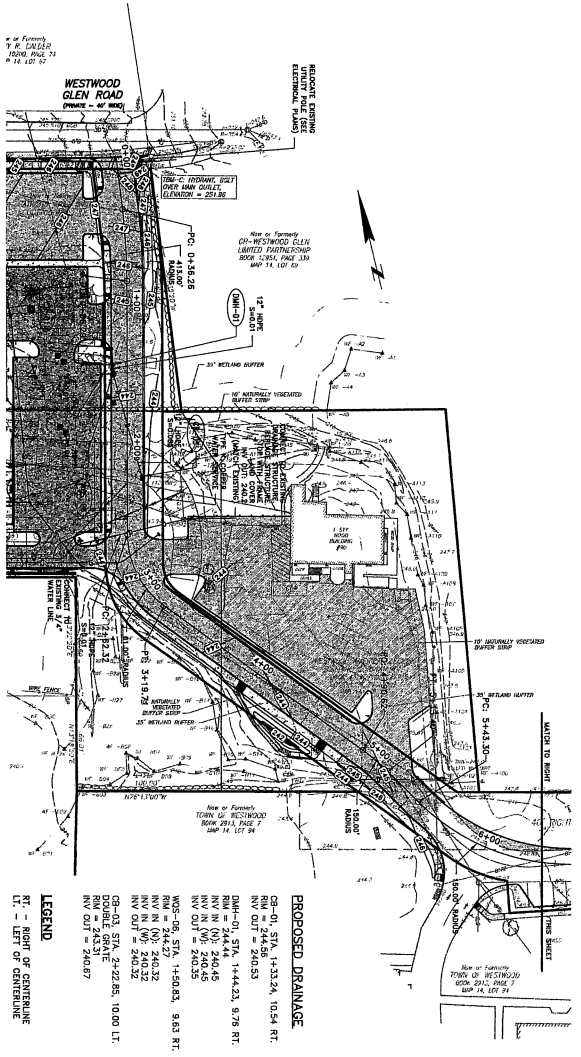
I CERTIFY THAT THIS PLAN COMPLIES WITH THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION OF PROFESSIONAL LAND SURVEYORS AND THE LATEST PLANS AND DEEDS OF RECORD.
[Signature]
DATE: 07-08-2015

HIGH STREET

LOT "E1" AREA = 372,182 SQ.FT.

RESERVED FOR REGISTRY USE

M/R
MARJORIE E. JOHNSON



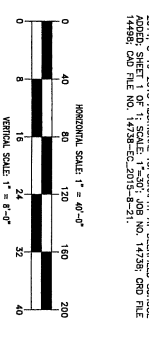
APPROVED, SET FORTH IN A COVENANT DEED TO BE RECORDED BY (SIGNED/STAMPED) HEREIN.

SUBJECT TO THE ABOVE EMBODIMENT'S NOT A DETERMINATION AS TO COMPLIANCE WITH EXISTING REGULATIONS.

TOWN OF WESTWOOD PLANNING BOARD

DATE: _____

FOR REGISTRY USE ONLY



1. EXISTING CONDITIONS TOPOGRAPHIC PLAN 580 HIGH STREET WESTWOOD, MASS. PREPARED BY EDUARD JACO SERVICES 112 SHAWMUT AVENUE, WESTWOOD, MASS. 02154. ADDITIONAL TOPOGRAPHY AT DEERFIELD SCHOOL, 44800 200 FT. ON 1/25" = 1" SCALE, 2015-2016.

2. THE TOWN OF WESTWOOD IS NOT REQUIRED TO ALLOW SNOW ON A STREET THAT HAS NOT BEEN ACCEPTED BY TOWN MEETING, REGISTERED AND RECORDED WITH THE RULES AND REGULATIONS OF THE REGISTERED PROFESSIONAL ENGINEERS.

ANDREW J. CHASE, P.E.
REGISTERED PROFESSIONAL ENGINEER

PLANS REPRESENT SURVEY INFORMATION PROVIDED BY:

REGINALD LAND SURVEYORS
112 SHAWMUT AVENUE
BOSTON, MASS. 02118
PHONE: (617)557-9740
WWW.REGINALDLANDSURVEYORS.COM

PAIRE
PLANNING AND ARCHITECTURE
112 SHAWMUT AVENUE
BOSTON, MASS. 02118
PHONE: (617)557-9740
WWW.PAIRE.COM

(WESTWOOD PLANNING BOARD)

**DEFINITIVE SUBDIVISION PLAN
DEERFIELD AVENUE EXTENSION
(590 HIGH STREET)**

WESTWOOD, MASSACHUSETTS

SCALE: AS NOTED

SHEET NO. P1-0

REV. SEPT. 30, 2015
REV. SEPT. 9, 2015

AUGUST 2015



Mark Your Calendars Now!

**Fall Town Meeting
Monday, November 9, 2015
7:30 P.M.
Westwood High School Auditorium**

Questions? Comments? Contact us:

☎ (781)314-1994

Email: jodonnell@townhall.westwood.ma.us

Please Note:

The Town of Westwood accommodates the needs of all physically challenged or disabled people by reasonable means in accordance with the Americans with Disabilities Act. Please contact the Finance and Warrant Commission office at (781)320-1029 to make your request known.

FINANCE COMMISSION



**PRSRT STD
U.S. POSTAGE
PAID
WESTWOOD, MA
PERMIT #22**

**RESIDENTIAL CUSTOMER
WESTWOOD, MA 02090**