

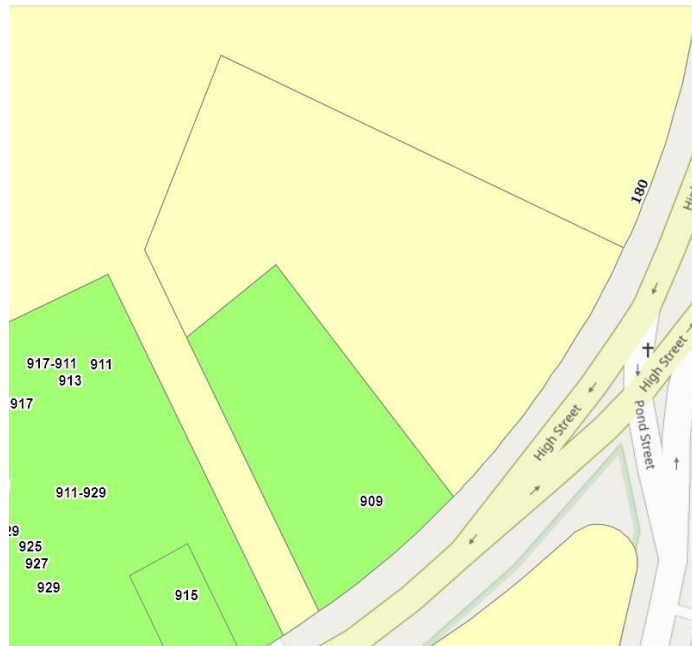
# Zoning Amendments

Annual Town Meeting 2021

Planning Board March 1, 2021  
Zoning Amendment Public Hearing

# Article 1 - Relative to Town-owned property on High Street Obed Baker House - *To be withdrawn*

- ▶ **Purpose:** Rezoning of parcels of land on High Street in order to permit rehabilitation & reuse of Obed Baker House in response to Request for Proposals (RFP) issued by the Town.
- ▶ 4 Options Advertised for rezoning
- ▶ Select Board Sponsored      909 High St. (Map 14, Lots 042 & 043) - Existing:



# Article 2 - Temporary Uses & Structures

- ▶ **Purpose:** To allow an administrative permit process without going through the 3 month public hearing process for temporary uses or structures. Building permit still required.

Use	DISTRICTS												
	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
<b>4.1.7.4</b> <b>Temporary Structure, building or use not in conformance with this Bylaw, but not for more than one (1) year, or extended over more than a total of three (3) years<sup>12</sup></b>	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA

# Article 2 continued - Temporary Uses & Structures

- ▶ Amend Section 4.2 [Notes for Table of Principal Uses], by adding a new Note 12 as follows, and renumber subsequent notes as appropriate:
- ▶ <sup>12</sup> Except that short-term temporary uses or structures not otherwise prohibited, may be granted administrative approval for a period of up to six (6) months, at the discretion of the Building Commissioner. An application for administrative approval of a short-term temporary use or structure shall include a site plan and written description, including proposed timeframe, hours of operation, and anticipated parking needs. Applications for administrative approvals of short-term temporary uses or structures shall be distributed to the Town Administrator, Town Planner, and Select Board for review and comment prior to approval. Following approval, the Building Commissioner may permit one (1) extension for an additional period of up to six (6) months, but no temporary use or structure shall be allowed to continue beyond one (1) year unless in conformance with a special permit granted by the Zoning Board of Appeals.

# Article 3 - Relative to Fire Arms/Explosives Sales & Services

- **Purpose:** To prohibit uses that don't generate the desired foot traffic in the downtown business districts Local Business A (LBA) High Street & Local Business B (LBB) Washington Street

PRINCIPAL USE	DISTRICTS												
	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
4.1.5.41 Fire Arms/Explosives Sales and Services	N	N	N	N	N	N	N	BA <u>N</u>	BA <u>N</u>	BA	BA	N	N

- BA = Special Permit from Zoning Board of Appeals (ZBA)

# Article 5 - Housekeeping

- ▶ Amend Section 4.1.3.5 to renumber the section reference from 8.4 to 8.3 as follows:

Principal Use	DISTRICTS													
	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO	
4.1.3.4 Senior Residential Development per Section <b>8.43</b>	PB	PB	PB	PB	PB	PB	PB	N	N	N	N	N	N	

- ▶ Amend Section 4.1.3.5 to renumber the section reference from 8.5 to 8.4 as follows:

Principal Use	DISTRICTS													
	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO	
4.1.3.5 Residential Retirement Community per Section <b>8.54</b>	N	N	N	N	N	N	N	N	N	N	N	N	BA	

- ▶ Replace the term “Board of Selectmen” with the term “Select Board” throughout the Zoning Bylaw.



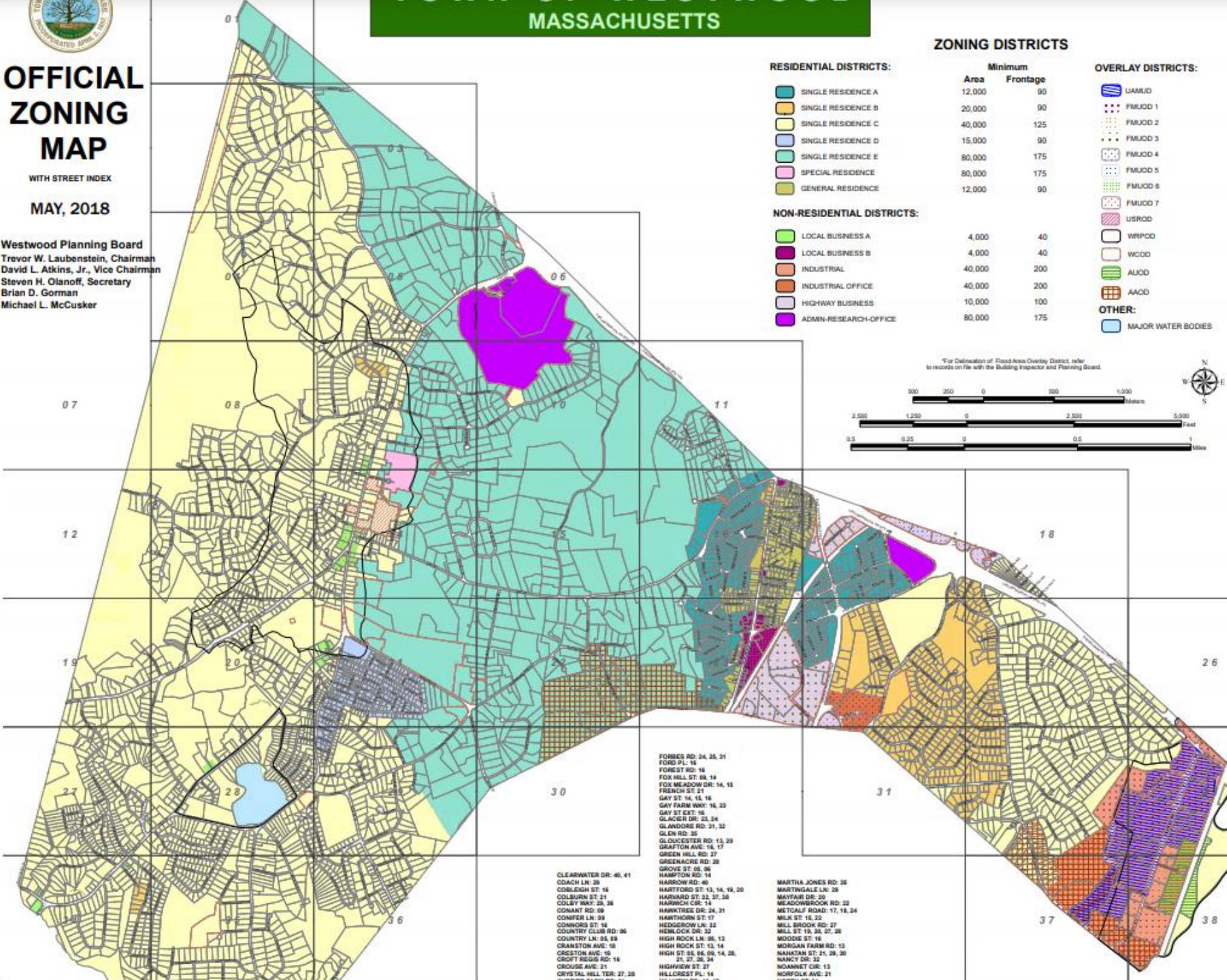


# MASSACHUSETTS

# OFFICIAL ZONING MAP

WITH STREET INDEX  
MAY, 2018

Westwood Planning Board  
Trevor W. Laubenstein, Chairman  
David L. Atkins, Jr., Vice Chairman  
Steven H. Olanoff, Secretary  
Brian D. Gorman  
Michael L. McCusker



### ZONING DISTRICTS

#### RESIDENTIAL DISTRICTS:

- SINGLE RESIDENCE A
- SINGLE RESIDENCE B
- SINGLE RESIDENCE C
- SINGLE RESIDENCE D
- SINGLE RESIDENCE E
- SPECIAL RESIDENCE
- GENERAL RESIDENCE

	Minimum Area	Minimum Frontage
SINGLE RESIDENCE A	12,000	90
SINGLE RESIDENCE B	20,000	90
SINGLE RESIDENCE C	40,000	125
SINGLE RESIDENCE D	15,000	90
SINGLE RESIDENCE E	80,000	175
SPECIAL RESIDENCE	80,000	175
GENERAL RESIDENCE	12,000	90

#### NON-RESIDENTIAL DISTRICTS:

- LOCAL BUSINESS A
- LOCAL BUSINESS B
- INDUSTRIAL
- INDUSTRIAL OFFICE
- HIGHWAY BUSINESS
- ADMIN-RESEARCH-OFFICE

	Minimum Area	Minimum Frontage
LOCAL BUSINESS A	4,000	40
LOCAL BUSINESS B	4,000	40
INDUSTRIAL	40,000	200
INDUSTRIAL OFFICE	40,000	200
HIGHWAY BUSINESS	10,000	100
ADMIN-RESEARCH-OFFICE	80,000	175

#### OVERLAY DISTRICTS:

- UAMUD
- FMUOD 1
- FMUOD 2
- FMUOD 3
- FMUOD 4
- FMUOD 5
- FMUOD 6
- FMUOD 7
- USROD
- WRPOD
- WCDD
- AUOD
- AAOD
- MAJOR WATER BODIES

\*For Delineation of Flood Area Overlay District, refer to records on file with the Building Inspector and Planning Board.



- FORBES RD: 24, 25, 21
- FORD PL: 18
- FOREST RD: 16
- FOX HILL ST: 69, 14
- FOX MEADOW DR: 14, 15
- FRENCH ST: 21
- GAY ST: 14, 15, 16
- GAY FARM WAY: 16, 22
- GAY ST EXT: 16
- GLACIER DR: 23, 24
- GLANDORS RD: 24, 22
- GLEN RD: 26
- GLOUCESTER RD: 13, 29
- GRAFTON AVE: 15, 17
- GREEN HILL RD: 27
- GREENACRE RD: 28
- GROVE ST: 65, 96
- HAMPTON RD: 14
- HARROW RD: 40
- HARTFORD ST: 13, 14, 19, 20
- HARVARD ST: 22, 27, 28
- HARWICH CR: 14
- HAWKTREE DR: 24, 21
- HAWTHORN ST: 17
- HEDGEROW LN: 23
- HEMLOCK DR: 32
- HIGH ROCK LN: 36, 12
- HIGH ROCK ST: 13, 14
- HIGH ST: 25, 26, 24, 26, 25, 27, 28, 24
- HIGHVIEW ST: 27
- HILLCREST PL: 14

- CLEARWATER DR: 40, 41
- COACH LN: 26
- COBLEIGH ST: 16
- COLBURN ST: 21
- COLBY WAY: 28, 24
- CONANT RD: 69
- CONFER LN: 39
- CONNORS ST: 18
- COUNTRY CLUB RD: 96
- COUNTRY LN: 24, 69
- CRANSTON AVE: 18
- CRISTON AVE: 16
- CROFT BEGS RD: 16
- CROUSE AVE: 21
- CRYSTAL HILL TER: 27, 28

- MARTHA JONES RD: 38
- MARTINGALE LN: 29
- MAYFAIR DR: 20
- MEADOWBROOK RD: 22
- METCALF ROAD: 17, 18, 24
- MILK ST: 15, 22
- MILL BROOK RD: 27
- MILL ST: 15, 28, 27, 28
- MOODS ST: 16
- MORGAN FARM RD: 13
- NAHATAN ST: 21, 28, 20
- NANCY DR: 32
- NOANNET DR: 13
- NORFOLK AVE: 21