

Westwood Planning Board Minutes
Tuesday, March 16, 2021
7:00 pm
Via Zoom Remote Participation
Westwood, MA 02090

Pursuant to Governor Baker's March 12, 2020 Order suspending Certain Provisions of the Open Meeting Law MGL C. 30A, §18 and the Governor's March 23, 2020 Emergency Order imposing strict limitations on the number of people that may gather in one place, the March 16, 2021 Planning Board meeting was conducted via remote participation by the Board.

Call to Order:

The meeting was called to order by Chair Atkins at approximately 7:00 pm. Chair Atkins announced the meeting is being video recorded by Westwood Media Center and available on Comcast channel 12, Verizon channel 42 and on live at Westwood Media's YouTube channel <https://www.youtube.com/watch?v=mVzOQcleXug>. Chair Atkins explained the meeting procedures, and how the Planning Board process works.

Present via Remote Participation:

Planning Board members present via Roll Call: David L. Atkins, Jr., Deborah J. Conant, Christopher A. Pfaff, Robert R. Gotti and Michael L. McCusker. Staff members present: Abigail McCabe, Town Planner, Nora Loughnane, Director of Community & Economic Development, Pat Ahearn, Town Counsel and Jessica Cole, who recorded the meeting minutes.

25 Clapboardtree St. (Map 29, Lot 199) & Abbey Road Public Hearing – Open Space Residential Development (OSRD)* Special Permit Amendment. Westwood Green, LLC proposes to add two senior single-family detached dwellings to previously approved OSRD on lot 2 at 25 Clapboardtree St. To be combined with the condominiums at The Homes at 45. This hearing was continued from February 23.

Attorney Mike Terry, Counsel to The Green Company, was present, and gave a brief update on the residential development updated since the last hearing.

Craig Finn, project engineer at VHB, was present and described the changes to the project after receiving feedback from the Planning Board at the February 23rd meeting. He explained the plans and proposal has been updated to propose two condo units and two curb cuts from the initial submission that was for three units and no longer proposing the six curb cuts. The revised proposal will keep the existing natural buffer by moving the units farther away from Clapboardtree Street to provide a 50-80 ft. setback from the street, proposing a surface basin to collect roof runoff, the homes are ~2,400 SF single-family detached, and the overall open space is over the required 50% at 52.4%.

Dan Green, President of The Green Company, summarized the landscape plan, which shows 40-50 feet of existing vegetative buffer to remain from Clapboardtree Street, this space will be saved. He will add this to the deed for the open space and it will be protected and the condo association will maintain it. He is proposing additional landscaping in front of the Group Home to make it blend more and provide more screening to the neighbors. He added street trees and add plantings along the street to add color. The new units are set back, the homes are identical but flipped next to each other. Mr. Green has increased the donation to the Housing Fund WAHA, with a contribution of \$35,000 per each of the two new market rate units (for a total of \$70,000 for the two new units). Mr. Green reached out to abutters/neighbors and they may be here this evening.

Board & Staff Comments:

- Thank you for listening to the feedback. Appreciate the increased landscaping. When does this all get planted? Green space and buffering around the full perimeter? Mr. Green, responded that he will agree to install along Clapboardtree by June 15, 2021, and will install the plantings adjacent to the 2 new units in the fall. As soon as the ground thaws, he will finish the fencing around Chase Estates and then will follow up with landscaping. Early May late April is when he will start.
- Contribution to the Sidewalk Fund? Putting it all toward the WAHA, \$70K, he is no longer offering the contribution to the sidewalk fund.
- Board noted that they received the memo from the Housing Agent and she was okay with the change in the funding submission going directly to WAHA, Inc.

Chair Atkins opened the hearing up to public comments and explained that people can raise their Zoom hand, press *9 if on the phone, or type in the Q&A.

Public Comments:

Ms. Eramo, 48 Clapboardtree Street, asked that the wooded area along Clapboardtree Street 50-70-foot depth remain in perpetuity, and be part of a deed restriction.

Mr. Green responded that he is fine with that request. Attorney Terry said he can review and update the Association documents and have the Condo Association maintain it. There are restrictions of what can/cannot be done. It is a great improvement.

Ms. Hyde, 15 Martingale Lane, spoke as a resident. She suggested the Association be provided with funds to maintain the landscaping from the Applicant.

Mr. Green responded that he generally provides initial funds to get an Association started.

Ms. Wynne, 10 Cedar Hill Drive, asked about providing sidewalks on both sides of the street to provide greater safety for pedestrians, appreciate the contribution to WAHA, but concerned about children and families at the soccer field.

Mr. Green responded, statistics traffic is 1/3 of one family homes. Fewer cars and he would prefer to keep the sidewalk on the soccer field side.

Mr. Warshay, 18 Colby Way, President of Chase Estates said he was fine with the two new units. Imperative that the Chase Estates Neighborhood, that all of the large trees that were cut down be replaced with sizable trees to reinstate a true buffer around the OSRD full perimeter.

Mr. Green responded that there is a landscape plan for new plantings in the 30-ft. perimeter buffer around the full OSRD property line which will be completed as soon as the site work and weather permit, which is expected this year.

Additional Board Comments:

- Mentioned a 2 bedroom, cased opening or certain width in our bylaw. So it cannot be changed into a 3 bedroom. *Mr. Green is working very closely with the building department and understands it has to be a 5 foot cased opening so that it cannot be converted into a bedroom.*
- Send people to use the path to get to the soccer field. Is there a crosswalk there? *No, we are not expecting a lot of foot traffic, but are willing to work with the Town to add one if needed.*
- Chair Atkins noted the Board also needs to vote to change the language about where to submit the funding for the affordable housing payments, we received a memo from WAHA.

Ms. McCabe prepared six draft conditions for the board to consider and summarized them:

1. Applicant shall submit an ANR to the Planning Board to combine lot 2 (25 Clapboardtree Street) with the Homes at 45 lot prior to the issuance of a Building Permit for either of the 2 new market rate OSRD units.
2. On or before June 15, 2021, Applicant shall complete the landscaping improvements at Lot 1 for 15 Clapboardtree Street, on the east corner near the field, and in front of lot 2 along Clapboardtree Street as shown on the updated landscape plan prepared by Grady Consulting, LLC dated December 31, 2020 and revised through March 11, 2021. The landscaping on lot 2/25 Clapboardtree Street shall be completed prior to occupancy or in the event occupancy is during the winter, completed by the next available planting season (between April 15-June 30 or September 15-November 15).
3. Applicant shall notify Public Works to inspect the soils during construction of the infiltration basin system and notified at least 48 business hours in advance.
4. Applicant shall provide an additional sum of \$70,000 towards the Town's affordable housing goals by donating \$35,000 to Westwood Affordable Housing Associates, Inc. (WAHA, Inc.) within 30 days of sale of each of the two new market rate OSRD units.
5. Condition 1B of the April 23, 2019 OSRD Special Permit shall be revised to change the contribution fund recipient for the market rate unit donations to Westwood Affordable Housing Associates, Inc. (WAHA, Inc.). All donated funds shall be used to cover the cost of creating one or more units of affordable housing to supplement the Town's SHI and met the Town's housing goals.
6. All other requirements and conditions of the original OSRD Special Permit granted on April 23, 2019, shall remain in full force and effect.

Added this evening:

7. Legal documents be updated to include these new units into the Homes at 45 condo association and the existing trees in the 50-70 ft. natural buffer area on Lot 2 remain perpetuity.
8. Applicant to contribute funds to the Association for landscape maintenance.
9. A crosswalk may be required across Abbey Road from the walking path if needed after safety evaluation.

Action Taken:

Upon a motion made by Mr. Gotti and seconded by Mr. McCusker, the Planning Board voted 5-0 in favor via roll call vote to accept the OSRD Special Permit Amendment request for the two units as amended and revised with the conditions drafted and expanded tonight based on the findings prepared by staff.

Upon a motion made by Mr. Gotti and seconded by Mr. McCusker, the Planning Board voted 5-0 in favor via roll call vote to close the public hearing at 25 Clapboardtree St. & Abbey Road.

Zoning Amendment Public Hearing. Continued Public Hearing (cont. from 3/1 & 3/8). The Planning Board will review and discuss the following 6 proposed zoning amendment articles submitted for Annual Town Meeting. The Board will take public comments, consider comments heard at the previous hearings, and may consider additional revisions. At the conclusion of this hearing, the Board will deliberate on a final recommendation to the Finance and Warrant Commission for a further continued hearing on March 29. Click for Full Text of Articles and visit "Current Applications Link for Planning Board" at www.westwoodpermit.org for more information.

Chair Atkins explained the public hearing was opened on March 1st, continued to March 8th and continued further tonight. The Board should tonight make a final recommendation to the Fin Com for each article. Chair Atkins walked the Board through each article.

Article 1: Zoning Amendment Relative to Temporary Structures and Uses

Board Comments: No further comments.

Public Comments: None

Action Taken:

Upon a motion made by Mr. Gotti and seconded by Mr. Pfaff, the Planning Board voted 5-0 in favor via roll call vote to send Planning Board Article 1, Zoning Amendment Relative to Temporary Structures and Uses, to The Finance and Warrant Commission recommending favorable action.

Article 2: Zoning Amendment Relative to Fire Arms/Explosives Sales and Services

Board Comments: No further comments.

Public Comments: None

Action Taken:

Upon a motion made by Mr. McCusker and seconded by Mr. Pfaff, the Planning Board voted 5-0 in favor to recommend Planning Board Article 2, Zoning Amendment Relative to Fire Arms/Explosives Sales and Services, to the Finance Warrant Commission recommending favorable action.

Article 3: Zoning Amendments Related to Medical Uses - Medical Centers or Clinics and Office of Health Care Professional

Board Comments:

- On the definitions, Medical Center or Clinics, Eye clinics and Physical Therapy clinics? How do we separate those out? Westwood Eye Clinic, will it interfere with how we are zoning this? Ms. Loughnane explained this is all about new businesses because any businesses currently existing are pre-existing prior to the zoning change. It just puts them in the use chart.

Chair Atkins opened the hearing to public comments and explained people can raise zoom hand, press *9, or type in Q&A.

Public Comments:

Ms. Castaldini, 54 Birch Street, are we talking about these 3 articles as a group, showing where this definition would take place? Mr. Atkins responded that the 3rd medical use article will explain the zoning locations for the substance treatment centers and they will go through each one at a time. Ms. McCabe explained this article is about adding the

Medical Centers/Clinics to the Table of Uses with the footnote that it is only allowed at University Station zoning district and change from Office of a Doctor to the Office of Health Care Professional term.

Mr. Giordano, 20 French Street, asked if there has been consideration to add the word licensed? Ms. Loughnane replied: We are working with the existing definition, that is not the proposal right now.

Ms. Conant: What other uses would we limit?

Staff responded that adding licensing would be redundant.

Mr. DeWan suggested added everyone will be licensed, maybe change it to board certified?

Mr. Giordano: The word Healthcare Professional, is broader than someone who is licensed by the Commonwealth of MA. That was one of the concerns. Ms. Loughnane responded that this will define a type of use that will go in a specific location.

Mr. Atkins summarized, Health Care Professional is in the existing definitions but changing the undefined "Office of Doctor/Dentist" term in the Table of Uses.

Mr. Montijo typed in Q&A read by the Chair: Will that cover pain clinics too?

Action Taken:

Upon a motion made by Mr. Gotti and seconded by Mr. Pfaff, the Planning Board voted 5-0 in favor via roll call vote to advance Planning Board Article 3, Zoning Amendments Related to Medical Uses - Medical Centers or Clinics and Office of Health Care Professional, to the Finance and Warrant Commission recommending favorable action.

Article 4: Zoning Amendments Related to Medical Uses - Prohibiting Hospitals

The Planning Board discussed that Westwood is does not have a suitable size location to put a hospital. They are not a protected use according to interim Town Counsel's memo. This article defines hospitals by adding a new definition and then prohibits in all zones. There is limited commercial space as Westwood is mostly residential community.

Public Comments:

Mr. Dewan, 167 Carrol, asked if this would even exclude a 30 bed hospital? Mr. Atkins read the definition of hospital. A building designed and used for the diagnosis and treatment of human patients that includes overnight care facilities. Yes, no hospitals would be allowed evening if small.

The Chair read Ms. Fusco, comments in the Q&A: It's not discriminatory to not zone for hospitals but it is for substance abuse??? It is not discriminatory.

Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Mr. Gotti, the Planning Board voted 5-0 in favor via roll call vote to advance Planning Board Article 4, Zoning Amendments Related to Medical Uses - Prohibiting Hospitals, to the Finance and Warrant Commission recommending favorable action.

Article 5: Zoning Amendments Related to Medical Uses – Creating a Substance Rehabilitation Overlay District. Mr. Gotti described this article currently proposed at Southwest Park. He noted that at the last hearing the idea of Allied Drive for the new overlay district as opposed to Southwest Park was brought up. He suggested the Board could consider changing from Southwest Park to Allied Drive. Allied Drive is along the Dedham line and Dedham allows Substance Abuse facilities in that zone on the Dedham properties.

Board Comments & Discussion:

- Mr. Atkins asked at one point – what if we zone this at Allied Drive and a facility actually comes there? How will we feel then?
- Mr. Pfaff enumerated a list of reasons why this needs to be done and that this may be best location and opportunity to get it done.
- Mr. Gotti added to Mr. Pfaff's comments by offering an alternative to Mr. Atkins question: What if we fail to take any action and kick the can down the road and a facility comes to some other residential neighborhood when we are all on the record as having agreed we have exposure. All agreed we would like to retain control. All agreed we don't believe this use belongs in a residential neighborhood. How will we feel in that instance? Did we do the job we were elected to do or fail in that responsibility?
- Do we need to zone for this or not?

- Do we have to make a choice?
- We agree that we have exposure and don't want to see it in any neighborhood.
- This use is protected by the Dover Amendment and it is a good idea to proactively zone for substance treatment centers to protect against facilities being proposed then having to react. Is the Town prepared to move forward?
- This needs to be addressed, will Allied Drive work for the new substance rehabilitation facility overlay district? Would the zoning be accepted by the Attorney General? That is unknown, we don't know if there is a minimum size requirement.
- Do we collect taxes from these properties? Ms. Loughnane responded: both Westwood and Dedham collect taxes from these properties, the town line cuts through some of the properties.
- Does Mr. Ahearn see a flaw? Mr. Ahearn says the Allied Drive is 12.5 acres of land available. Southwest Park is .5 acres bigger.
- A board member questions notifying property owners and abutters.
- Ms. McCabe responded that abutting towns receive notification for the zoning amendment public hearing. All Westwood residents receive the Fin Com hearing notice with all warrant articles included. Since the last hearing, staff did send a letter to all property owners and businesses at South Park, Allied Drive and East Street. A Board member noted that the website still says Southwest. Staff responded that the proposal is still for Southwest Park, until the Board votes to change it that is what the Board is considering tonight.
- Ms. Loughnane further explained that state law requires notification of abutting communities when you are changing your bylaw and when applications are received for special permits. Westwood is in full compliance with state and local laws.
- If we do nothing, the Town is not protected and we are exposed because we have no zoning in place.
- What is the name of the zone for Allied Drive? The Allied Drive properties are Highway Business (HB) and FMUOD.
- If we zone for this can the Dover Amendment come into this? Staff responded that if this zoning were to be adopted by Town Meeting, approved by the Attorney General, then it would likely be difficult to challenge even if the uses is protected. Without any clear zoning in place, a proposal could be proposed anywhere.
- The Board discussed and looked at the map to see which lots they would want to include in this new overlay district.
- This area provides easy access to public transportation with the train close by and is right off the highway/I-128.

The Chair opened the hearing up to public comments and gave instructions.

Public Comments:

Mr. DeWan, 167 Carol Ave, Allied Drive location, the risk is still the same. There is no sidewalk connecting to the rotary. Please give it a shot even if it gets denied. There is no perfect place. Don't put it near kids and supports the change to Allied Drive.

Ms. McCarthy, 249 Dover Road, said that she is a clinical social worker. She has experience providing services to people with substance use disorder. People that suffer from substance abuse are our community members, our family members, children, spouses, relatives. What people need is treatment and housing that provides the necessary services so people can get the treatment they desperately need. She encouraged the Board members before they vote to educate themselves about these facilities and to understand who they are trying to protect us from.

Ms. McLaughlin, Carol Ave, agreed that we have to zone it somewhere and she thought Allied Drive seems logical. Does this go to the Attorney General? Mr. Ahearn responded that if the zoning is adopted by Town meeting it will go to the Attorney General.

Mr. Giordano, 20 French Street, asked about updating the legal opinion, asked board to consider not allowing treatment of patients.

Town Counsel Mr. Ahearn responded that he has reviewed the legal opinion from 2019 from the Town's interim legal counsel and he agrees with it. Substance Rehabilitation Facilities are considered protected because they serve people that are disabled, which is based on case law. There is no set or standard minimum size requirements for zoning districts. Ms. Loughnane added that all substance rehabilitation and treatment facilities would fall within this new section of the bylaw and all such facilities would be reviewed under the special permit requirements by the zoning board of appeals. The criteria would be applied consistently but a facility that offered one level of treatment would be viewed differently by the ZBA than a facility that offered a different level of treatment.

Mr. Gotti, point of procedure, can we do that tonight while Mr. Ahearn is doing the research required? Ms. McCabe, replied that medication is usually part of the treatment.

Ms. Conant: Being ready to send it on to Fin Com, we've come up with the zoning area. Do we have conditions?

Staff responded that yes the zoning includes specific criteria and conditions just move the location, it's everything in the overlay district that we wrote before with the same special permit criteria. All of the special permit requirements are still proposed but only proposing changing the location of where treatment facilities can be considered.

Mr. Wells, 10 Longwood Drive, the entire process is wonderful testimony to the wisdom of public input and public servants.

Chair Atkins read Mr. Wells typed in Q&A: Where exactly is the proposed Allied Drive site? Board is discussing this tonight.

Chair Atkins read Ms. Fusco typed in the Q&A: Why can't we get unbiased outside legal advice from an attorney? It's a lame excuse to say the Town doesn't want to pay for such an important decision. We have spent far more money on less important things. Let's get it done right!

Town Counsel Mr. Ahearn responded that we have professional opinions from Mr. Bailey and Mr. Ahearn that are professional and unbiased.

Chair Atkins read Ms. Rollings typed in Q&A: I think I'd like to better understand the working group's process on vetting proposed sites, and why Allied Drive was not moved forward initially as it sounds like there is already inherent risk that neighborhood based on Dedham zoning (which I believe changed in 2017).

Ms. Loughnane responded that Allied Drive was not originally proposed due to its size being a small area of the HB zone and properties are partially in Westwood. Originally look at Fox Hill Village specifically because it was already in the ARO zone and close to the highway. The group looked at all of the ARO zones.

Chair Atkins read Ms. Fusco typed in Q&A: Zoning for this was so important. Why did we pivot so quickly to remove the grandfathered zoning at the Lodge property to take it out of there and find another place??

Mr. Ahearn responded that we did not remove the grandfather provision at the Lodge. The Town took no affirmative action the zoning was not changed.

Chair Atkins read Ms. Lewis-O'Connor typed in Q&A: 42 Hawthorn Street. I support the article for Allied Dr. I also wanted to echo the comments made by the resident that works at Dimock Health Center. These are people that are struggling with a disease they are subjected to stigma and bias and should make us pause and reflect on that.

Barbara Clark, 10 Longwood Drive, correct the record, someone said that Fox Hill Village, the ARO was a zone of limited residence, and we are in fact 336 homes with over 400 residents.

Action Taken:

Upon a motion made by Mr. Gotti and seconded by Mr. Pfaff, the Planning Board voted in favor (5-0) via roll call vote to send Planning Board Article 5, Zoning Amendments Related to Medical Uses – Creating a Substance Rehabilitation Overlay District, to the Finance and Warrant Commission recommending favorable action as revised this evening to be located at the overlay district located at Allied Drive which will be the Substance Rehabilitation Overlay District over Lot for #259, #333 is Assessors plot 17 Lot 176, #122 is Assessors Plot 17 Lot 174, #100 Assessors plot 17 Lot 173, #40 Assessors plot 17 Lot 172.

Discussion: Can we know what businesses are attached to it? Staff responded that each lot will be updated with their street address, assessors plot number and there will be a new map too.

Article 6: Housekeeping Article

Board Comments: None

Public Comments: None

Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Mr. Gotti, the Planning Board voted 5-0 in favor via roll call vote to send Planning Board Article 6, Housekeeping Article, to The Finance and Warrant Commission recommending favorable action.

Upon a motion made by Mr. McCusker and seconded by Mr. Pfaff, the Planning Board voted 5-0 in favor via roll call vote to continue the zoning amendment public hearing to Monday March 29, 2021 at 7:00 pm via Zoom.

Other Business:

Redevelop the 2 gas stations at 710/722 High Street.

The Town has received 2 quotes for a Peer Reviewer, PSC and BETA, the first Public Meeting will be on April 6 at 7pm via Zoom.

Board Comments:

- There were only 2 quotes?
- PSC has been very thorough, has done a great job and came in a little under in the cost.

Action Taken:

Upon a motion made by Mr. Pfaff and seconded by Mr. McCusker, The Planning Board voted in favor (5-0) via roll call vote to have PSC act as the Peer Reviewer for the project at 710/722 High Street.

Review of Meeting Minutes: 2/23/21

Upon a motion made by Mr. Pfaff and seconded by Mr. McCusker, The Planning Board voted in favor (4-1-abstain-Gotti) via roll call vote to accept the minutes from February 23, 2021 as submitted.

Schedule May/June meeting dates:

Tues. May 18, June 8 & June 29

Adjournment:

Upon a motion made by Mr. McCusker and seconded by Mr. Pfaff, The Planning Board voted in favor (5-0) via roll call to adjourn at 10:10pm.

List of Documents:

Link to Documents:

http://westwoodtownma.ig2.com/Citizens/Detail_Meeting.aspx?ID=1610

Link to the Planning Board web page

<https://www.townhall.westwood.ma.us/departments/community-economic-development/planning-division>

<p>25 Clapboardtree Street & 25 Abbey Road</p> <p>Application, Public Hearing Notice, Westwood Planning Board, 1/27/2021, 1 page.</p> <p>Environmental Impact Memo Narrative, From: vhb, To: A. McCabe, 2/5/2019, 6 pages.</p> <p>Open Space Evaluation & Overall Layout Revised 2.18.21, 1 page.</p> <p>Yield Calculation - 15.3 acre OSRD 2021-01-21, 1/21/2021, 1 page.</p> <p>Stormwater Management Update 2021, From: vhb, To: A. McCabe, 1/29/2021, 34 pages.</p> <p>Traffic Impact, From: vhb, To: D. Green, 12/23/2020, 2 pages.</p> <p>Fiscal Report Update Homes at 45 OSRD 2021-02-04, 1/24/2021, 17 pages.</p> <p>Stormwater Management Report 2019, From: vhb, To: The Green Company, 2/14/2019, 165 pages.</p> <p>Planning Board Approval 2019-04-23, Westwood Planning Board, 4/23/2019, 17 pages.</p> <p>Proposed Landscape Plans, Grady Consulting, L.L.C., 12/31/2020, 2 pages.</p> <p>Earth Work Letter, From: D. Green, To: A. McCabe, 2/8/2021, 1 page.</p> <p>Proposed Lot 2 Landscape Perspectives Early Years 2021-02-19, 3 pages.</p> <p>Lot 2 Landscape Perspectives 4-5 Years Out 2021-02-19, 3 pages.</p> <p>2019 Planning Board OSRD Decision, Westwood Planning Board, 4/23/2019, 17 pages.</p> <p>2019 OSRD Special Permit Site Plans, vhb, 2/4/2019, 19 pages.</p> <p>Engineering BETA Review Comments, From: BETA, To: T. Korchin, A. McCabe, K. Flynn, 2/18/2021, 3 pages.</p> <p>Staff Comments updated 2-22-21, 2/22/2021, 2 pages.</p> <p>NEW: Revised Architectural Drawings 2 Houses, KTGy Group Inc., 3/25/2015, 2 pages.</p> <p>NEW: Revised Site Plan 2 Homes, vhb, 1/21/2021, 1 page.</p> <p>NEW: Revised Open Space Evaluation Layout, 1 page.</p> <p>APPROVED OSRD Landscape Plans 2019, Grady Consulting, L.L.C., 4/17/2019, 4 pages.</p> <p>Approved Lot 1 Lifeworks Site Plan 2019, Group 7 Design, 4/10/2019, 1 page.</p>	PDF
---	-----

<p>Revised Planning Staff memo from Abby McCabe to Planning Board, dated February 19, 2021, revised March 15, 2021, re: OSRD Special Permit 25 Clapboardtree St. Homes at 45</p>	
<p>Zoning Amendment Public Hearing Public Hearing Notice with Brief Article Summaries, Westwood Planning Board, 2/10/2021, 3 pages. Public Hearing NOtice with full article language, Westwood Planning Board, 2/10/2021, 11 pages. Medical Zoning FAQs, 8 pages. Current Zoning Bylaw, May 6, 2019, 222 pages. Current Official Zoning Map, May 2018, 1 page. 2019 Special Legal Opinion Medical Uses, From: D. Bailey, Interim Town Counsel, To: David Atkins, 3/12/2019, 5 pages. Zoning Amendment Articles Revised 03-01-2021, Westwood Planning board, 3/1/2021, 9 pages. March 8 PowerPoint Presentation to Fin Com, Westwood Planning Board, 2021, 50 pages. Southwest Park-East Street-Allied Drive Mailing Notification Public Comments from Craig Campagna to Abigail McCabe; Sent March 16, 2021, Subject: Neighborhood zoning amendment visit</p>	<p>PDF</p>
<p>Planning Board Agenda Memorandum from Town Planner to Planning Board Members, dated March 12, revised March 15, 2021, re: Meeting summary for March 16 Meeting Draft Minutes from 02-23-2021 Scope and Estimate for 710-722 High Street from BETA Group and PCS</p>	<p>PDF</p>