

**TOWN OF WESTWOOD**  
COMMONWEALTH of MASSACHUSETTS



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**PLANNING BOARD**

**Memorandum**

To: Zoning Board of Appeals Members

From: Abby McCabe, Town Planner  
Planning Board Members

Date: June 10, 2021

Re: Planning Board Recommendation Relative to Off-Site Affordable Housing Request from  
Fox Hill Village

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**Zoning Bylaw Section 8.4.3.6 Off-Site Affordability Recommendation Section 8.4.3.6.**

On a motion made by Ms. Wynne, seconded by Mr. Atkins, the Planning Board voted 4-0 via roll call vote to support Fox Hill Village's revised proposal to the ZBA for a monetary contribution directly to WAHA, Inc., as detailed in the Municipal Affordable Housing Contribution Agreement and the Affordable Housing Restriction, which proposal the Planning Board, after consultation with the Westwood Housing Authority and Housing Partnership, found satisfactory in meeting the Town's affordable housing needs.

**Occupancy Modification Recommendation.**

On a motion made by Ms. Wynne, seconded by Mr. Atkins, the Planning Board voted 4-0 via roll call vote to recommend the ZBA's modification of Condition 3, parts 3b, 3c, 3d and 3e, of the Fox Hill Village Special Permit to allow for the Building Commissioner to consider granting temporary or partial occupancy of the non-residential portions of Fox Hill Village, subject to the full execution of the Municipal Contribution Agreement and the Affordable Housing Restriction and the recording of both executed documents at the Registry of Deeds prior to the issuance of any Certificate of Occupancy or Temporary Certificate of Occupancy for any portion of Fox Hill Village. Additionally, the Planning Board voted to recommend the ZBA's flexibility in allowing the Building Commissioner to consider granting occupancy of a portion of the Fox Hill Village's Assisted Living units in a manner proportional to the occupancy of the group home at 230 High Street.

**STATEMENT OF FINDINGS**

After having reviewed the Applicant's written request, and the Municipal Affordable Housing Contribution Agreement, and the Affordable Housing Restriction filed by the Applicant, the Town of Westwood Planning Board invited the Westwood Housing Partnership and the Westwood Housing Authority to the June 8, 2021 Planning Board meeting. The Housing Partnership and

Housing Authority members attended the meeting and were given an opportunity to comment on the Applicant's requests and there were no objections.

### **BACKGROUND SUMMARY**

Fox Hill Village, the Applicant, submitted a request to the Planning Board on May 6, 2021 seeking Planning Board support for favorable recommendation to the Zoning Board of Appeals relative to the requirements of the RRC Special Permit issued by the ZBA on November 25, 2019 relative to the off-site affordable housing requirements in ZBA Special Permit Condition 3. Section 8.4.3.6 [Affordability Requirements] of the Zoning Bylaw requires all affordable dwelling units to be contained within the RRC unless the Planning Board determines that another proposed alternative is at least equivalent in serving the Town's housing needs after consultation with the Westwood Housing Partnership and the Westwood Housing Authority.

### **APPLICATION & SUBMITTED MATERIAL**

Letter from Johanna W. Schneider of Hemenway & Barnes, LLP, to Planning Board, Re: Fox Hill Village; EIDR and RRC Special Permit, dated May 6, 2021.

Municipal Affordable Housing Contribution Agreement, signed by Anthony Amico, Managing Director, on behalf of Fox Hill Village Homeowners Corporation, dated June 3, 2021.

Affordable Housing Restriction, signed Henry R. Beaudet, Manager, on behalf of 230 High Street, LLC, dated June 3, 2021.

### **RECORD OF VOTE**

The following members of the Planning Board voted on a roll call vote to submit the above recommendation to the Zoning Board of Appeals: David L. Atkins Jr., Christopher A. Pfaff, Ellen Larkin Rollings, and Kathleen Wynne.



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Abigail McCabe, Town Planner

DATED: June 10, 2021