



## PUBLIC NOTICE POSTING REQUEST TO OFFICE OF THE WESTWOOD TOWN CLERK

**RECEIVED**

By Town Clerk at 11:15 am, Sep 14, 2021

**ORGANIZATION:** Planning Board

**MEETING**

**PUBLIC HEARING**

**AMENDED NOTICE:  
DATE & TIME OF AMENDMENT:**

(Please circle one that applies)

**DATE:** Tuesday, September 21, 2021

**TIME:** 7:00 pm

**LOCATION:** Fully remove via Zoom webinar

**PURPOSE:** Planning Board Meeting

**REQUESTED BY:** Town Planner Abby McCabe

### **LIST OF TOPICS TO BE DISCUSSED**

*(For updates to this notice, please see [www.townhall.westwood.ma.us](http://www.townhall.westwood.ma.us))*

#### **Call to Order: 7:00 pm**

Westwood Planning Board will hold a remote public meeting on **Tuesday, September 21, 2021 at 7:00 PM** via Zoom. Meeting will be filmed live by [Westwood Media Center](#) available for viewing on local government channel Comcast channel 12 and Verizon channel 42 and Westwood Media Center's [YouTube channel](#). To participate please use Zoom by following the instructions below or go to <https://zoom.us/> click on 'join meeting' and enter the meeting webinar ID 892 2969 1156.

Zoom Link:

<https://us02web.zoom.us/j/89229691156?pwd=VFRrK0RnbWRZSDgzdldXVXZSUjBLZz09>

Passcode: 294271

Webinar ID: 892 2969 1156

Or Telephone: 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Call to Order by Planning Board Chair: 7:00 pm. The Chair will explain the meeting procedures and process for public participation. The Conservation Commission will call their meeting to order.

1) **Elementary School Building Project at Hanlon School Site 790 Gay St.\*** - Limited EIDR\* (EMM\*)-Public Hearing. Project proposal to demolish the existing school building & construct new school building, parking lots, access roads and walkways, soccer field, little league baseball field, outdoor classrooms, and playground area. Proposal also includes earth material movement EIDR for earth work. The Conservation Commission will hold a concurrent public hearing for the

Notice of Intent for elementary school project. Planning Board & Conservation Commission will review this project together on September 21.

2) **911-929 High St.- EIDR\***-Public Hearing. Applicant proposes a small coffee shop/juice bar in former Animal Clinic space at plaza. Work includes interior renovations and minor tenant façade changes.

3) **229 High St.-Earth Material Movement (EMM)** Public hearing. Applicant proposes to import more than 5200 cubic yards of fill and to export more than 1400 cubic yards of fill for regrading site after demolishing existing home to construct a new single family residence.

4) **290, 294, 298 Summer St. - Earth Material Movement (EMM)** Public Hearing. Applicant proposes to import more than 900 cubic yards of fill to construct two new single family homes at 290, 294, 298 Summer St. (*hearing was continued from 8/17 without discussion*). – **APPLICANT REQUESTS FURTHER CONTINUANCE TO TUESDAY, OCTOBER 12 MEETING**

5) **Zoning Initiatives and Zoning Amendment Public Work Session**. If time permits, the Board will discuss zoning amendments being considered for 2022 Annual Town Meeting. The discussion will focus on, but is not limited to, the following zoning amendment topics.

- Zoning to comply with Section 18 of Chapter 358 of the Acts of 2020 “An Act Enabling Partnerships for Growth” adding new section 3A to the Zoning Act of MGL 40A.
  - By-right multi-family housing zoning within 1/2 mile of train station for MBTA Communities.
  - Housing choices such as allowing accessory dwelling units, starter home zoning, and smart growth 40R districts.
- Solar zoning amendments – zoning changes related to solar arrays on roofs, on the ground, and the permitting process.

**Other Business:**

- Review of Draft Meeting Minutes: 8/31/21
- Preliminary 2020 Census Data with new units status
- Board will discuss the two Associate Planning Board Members terms expiring in November. Members are interested in re-appointment.

Note: Agenda Items & Order Subject to Change

\*The Conservation Commission will hold their hearing on the elementary school project at the same time

\*EIDR = Environmental Impact and Design Review, pursuant to Section 7.3 of the [Zoning Bylaw](#)

\*EMM = Earth Material Movement, pursuant to Section 7.1 of the Zoning Bylaw

**NOTE:** Notices and agendas are to be posted at least 48 hours in advance of the meetings *excluding Saturday, Sundays, and legal holidays*. Please keep in mind the Town Clerk's business hours of operation and make the necessary arrangements to be sure this notice is received and stamped in the adequate amount of time.

**\*\*Disclaimer:** *If you have a disability that requires certain accommodations, please contact the Select Board's office at least 48 hours before the meeting, excluding Saturday, Sundays and legal holidays at 781-326-4172 or [selectboard@townhall.westwood.ma.us](mailto:selectboard@townhall.westwood.ma.us).*

*Pursuant to Chapter 20 of the Acts of 2021, On June 16, 2021, Governor Baker signed into law An Act Extending Certain COVID-19 Measures Adopted during the State of Emergency. This Act includes an extension, until April 1, 2022, of the remote meeting provisions of his March 12, 2020, Executive Order.*

*This meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so by using the Webinar link below. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, for reasons of economic hardship and despite best efforts, we will post on the Town website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.*

**NOTE:** *Per changes to Open Meeting Law, effective July 1, 2010, notice of any meeting of public body shall include "A listing of topics that the chair reasonably anticipates will be discussed at the meeting". Topics must give enough specificity so that the public understands what will be discussed, but not necessarily all items that may come up. Please list those topics above.*