

Town of Westwood
Commonwealth of Massachusetts

Christopher A. Pfaff, Chair
David L. Atkins, Jr., Vice Chair
Kathleen Wynne, Secretary
Ellen Larkin Rollings
Thomas P. McCusker
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PLANNING BOARD

Memorandum

To: Members of the Select Board

From: Members of the Planning Board

Date: January 4, 2022

Re: Planning Board Zoning Article Request for Annual Town Meeting 2022

At a meeting of the Planning Board on January 3, 2022, the Planning Board voted 5-0 on a roll call vote (Atkins – Aye, McCusker – Aye, Pfaff – Aye, Rollings – Aye, and Wynne - Aye) to ask the Select Board to reserve place holders for the following six zoning amendment warrant articles be considered for the 2022 Annual Town Meeting.

Article 1 – Mixed-Use & Multi-Family Residence Overlay Distrust. To see if the Town will vote to approve certain amendments to the Zoning Bylaw by adding a new Section 9.9 [Mixed-Use & Multi-Family Residential Overlay District] pursuant to Chapter 358 of the Acts of 2020 amendments to M.G.L. Chapter 40A for MBTA Communities, and amending the Official Zoning Map to include a Mixed-Use & Multi-Family Residential Overlay District (MUMFROD) encompassing certain parcels identified within the proposed Section 9.9; or take any other action in relation thereto. For initial discussion purposes, the following parcels are included in the proposed new MUMFROD overlay district, however, the number and locations of parcels may change during the course of the public hearing, and any parcel within Westwood may be considered for inclusion within the proposed MUMFROD overlay district: 22 Everett Street (Assessor’s Map 23, Lot 226); Everett Street (Assessor’s Map 23, Lot 227); 85-91 University Avenue (Assessor’s Map 33, Lot 19); 95 University Avenue (Assessor’s Map 33, Lot 54); 120 & 130 University Avenue (Assessor’s Map 33, Lot 56).

Article 2 – Zoning Amendments Relative to Permitting and Approval of Solar Arrays. To see if the Town will vote to approve certain amendments to the Zoning Bylaw related to the permitting and approval process for solar energy facilities as accessory and principal uses, by amending Section 2.0 [Definitions] for “Roof-mounted Solar”, “Other Solar Array”, adding

definition for “Large Scale Solar”, amending Section 4.1.2 [Table of Principal Uses], amending Section 4.3.1 [Table of Accessory Uses], and by adding a new Section 7.7 [Solar Arrays]; or take any other action in relation thereto.

Article 3 – Zoning Amendments Relative to Property on High Street in the vicinity of the historic Obed Baker House and Westwood Plaza. – To see if the Town will vote to approve certain amendments to the Official Zoning Map in order to facilitate the redevelopment and reuse of the Obed Baker House and redevelopment of the adjacent commercial plaza, by changing the zoning designation of the currently undeveloped parcel of land shown on Assessor’s Parcel 21 as Lot 43 from Single Residence C (SRC) District to Local Business A (LBA) District, changing the zoning designation of the Obed Baker parcel at 909 High Street shown as Assessor’s Parcel 21 as Lot 42 from Single Residence C (SRC) to Local Business A (LBA) and by expanding the Flexible Multiple Use Overlay District 7 (FMUOD 7/High Street Business District) to include additional parcels, and by making related amendments to the text of Section 9.5 of the Westwood Zoning Bylaw related to the FMUOD7 overlay district; or take any other action in relation thereto. For initial discussion purposes, the following parcels are proposed to be added to the FMUOD7 overlay district, however, the number and locations of parcels may change during the course of the public hearing, and any parcel within the LBA District may be considered for inclusion within the proposed expansion of the FMUOD7 overlay district and to change from Single Residence C (SRC) to Local Business A (LBA): the Obed Baker House property at 909 High Street (Assessor’s Map 21, Lot 42), the undeveloped parcel of land adjacent to the Obed Baker House property (Assessor’s Map 21, Lot 43), a portion of the town-owned parcel of land providing driveway access to the Obed Baker House property (Assessor’s Map 20, Lot 72, and expand the FMUOD7 parcels presently containing the Westwood Plaza known as 911-929 & 915 High Street (Assessor’s Map 21, Lots 40 and 41).

Article 4 – Zoning Amendment Relative to Expansion of Nonconforming Uses & Structures. To see if the Town will vote to approve certain amendments to the Zoning Bylaw to amend Section 4.5.3.3 [Variance Required for New or Expansion of Nonconformity] to allow alterations to nonconforming properties by special permit rather than variance, when determined appropriate by the Building Commissioner; or take any other action in relation thereto.

Article 5 - Zoning Map Amendment 394 & 396 Providence Highway. To see if the Town will vote to approve certain amendments to the Official Zoning Map to change the zoning designation of the parcel of land at 394 Providence Highway (Assessor’s Map 24, Lot 82) from Industrial Office (IO) District to Highway Business (HB) District, and to include the currently unzoned parcel of land at 396 Providence Highway (Assessor’s Map 24, Lot 3) within the Highway Business (HB) District; or take any other action in relation thereto.

Article 6 - Housekeeping. To see if the Town will vote to approve certain housekeeping amendments to various sections of the Westwood Zoning Bylaw and/or the Official Zoning Map as may be necessary to correct errors or inconsistencies and to clarify such sections, which may be discovered prior to the conclusion of the public hearing, or take any other action in relation thereto.