

TOWN OF WESTWOOD
COMMONWEALTH of MASSACHUSETTS

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PLANNING BOARD

**NOTICE OF PUBLIC HEARING
ZONING AMENDMENTS**

The Westwood Planning Board will hold a remote public hearing in accordance with the provisions of M.G.L. Chapter 40A, §5, and Governor Baker's Jun 16, 2021 order extending certain provisions of the Open Meeting Law M.G.L. Chapter 30A, §18, on **Tuesday, February 1, 2022 at 7:00 PM via at Zoom**, to consider the following proposed amendments to the Town of Westwood Zoning Bylaw and Official Zoning Map. More information including the proposed text and maps of the articles is available on the Planning Division's webpage under Current Plans and Applications at www.westwoodpermit.org.

The meeting will be filmed live by Westwood Media Center (WMC) available for viewing on Comcast channel 12 and Verizon channel 42 and on WMC's YouTube. Those wishing to participate are encouraged to use Zoom by following the instructions below or by going to <https://zoom.us/> clicking on 'join meeting' and entering the meeting webinar ID 850 7322 8148.

Direct Zoom Link:

<https://us02web.zoom.us/j/85073228148?pwd=SUYvbjVWWU9GY1N4cklqMEZYZTZMz09>

Enter your Email, Name, and Passcode: 726927

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

Webinar ID: 850 7322 8148

A final meeting agenda will be posted in advance. To view the meeting agenda and zoom information visit the calendar on the Town's website at: <https://www.townhall.westwood.ma.us/home> or sign up to receive email notifications for the Planning Board when meetings are posted at <https://www.townhall.westwood.ma.us/our-town/stay-connected/website-e-notification>.

Article 1: **Zoning Bylaw & Zoning Map Amendments Relative to Mixed-Use & Multi-Family Residential Overlay District**

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); and 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" and "Other Solar Array" and adding new definitions to Section 2.0, including but not limited to a definition for "Large Scale Solar"; amending Section 4.1.2 [Table of Principal Uses] and Section 4.3.1 [Table of Accessory Uses]; amending Section 7.3 for Environmental Impact and Design Review; 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 the 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, and the zoning designation of a portion of town-owned land shown on Assessor's Parcel 20 as Lot 72, from Single Residence C (SRC) District to Local Business A (LBA) District; 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: 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 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 [Nonconforming Structures], including but not limited to amendments to 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 Relative to 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; and expand the Wireless Communications Overlay District (WCOD) and the Flexible Multiple Use Overlay District 4 (FMUOD4) to overlay said parcels; 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.

The complete text and material are available for viewing on the Town's website under "Current Applications Link" for the Planning Board at www.westwoodpermit.org and under the Planning Division's "Zoning Amendments" webpage. Interested persons are encouraged to attend the public hearing via Zoom to make their views known to the Planning Board. The final meeting agenda and zoom information will be provided on the Town's meeting calendar on the website 3-5 days in advance at: <https://www.townhall.westwood.ma.us/>.

Westwood Planning Board

Transcript & Bulletin Advertising Dates: Thursday, January 13, 2022 and Thursday, January 20, 2022