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JOIN ZOOM MEETING:

You are invited to a Zoom webinar.

When: Mar 1, 2022 06:00 PM Eastern Time (US and Canada)

Topic: Finance and Warrant Commission Public Hearing

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87095654542?pwd=Q0NJamdDd2V0RlJQbSt5Ymw0ZmJKUT09>

Passcode: 843484

Or Telephone:

853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free)

Webinar ID: 870 9565 4542

Speakers/ Topics:

Peter Ittig., Resident 108 Bay Colony Drive	Citizens Petition Articles on Senior Property Tax Exemptions (1&2)
Chris Coleman – Town Administrator, Pam Dukeman – Assistant Town Administrator/Finance Director, Mike Walsh- Chair and members of Select Board, Patrick Ahearn - Town Counsel	Select Board 2022 ATM Warrant Articles
Abby McCabe – Town Planner, Chris Pfaff – Planning Board Chair and members of the Planning Board	Planning Board 2022 ATM Warrant Articles

AGENDA: FinCom March 1, 2022 First Public Hearing:

Call to Order.

Grant Permission to Westwood Media Center to live stream and record the meeting. Ask if anyone else would like to record.

Welcome all participants including remote members, presenters and members of public and press.

Instructions for remote participation.

Announce Members Remote Participation with Member Roll-Call.

Pledge of Allegiance.

Welcoming Remarks/Instructions for the March First Public Hearing and introduction of the evening's presenters.

Presentations with questions from FinCom and then public and press:

CITIZEN'S PETITIONS

Citizen's Petition-1– Property Tax Exemption for Senior Citizens (M.G.L. Chapter 59)

This article is intended to see if the Town of Westwood shall accept and adopt the property tax exemptions permitted by state law for senior citizens in Massachusetts General Laws Chapter 59.

These exemptions are limited and means tested as described in the State publication, "Taxpayer's Guide to Local Property Tax Exemptions-Seniors", online at, <https://www.mass.gov/doc/qualifying-senior-citizens/>.

These exemptions have never been adopted by Westwood but have been adopted by other neighboring towns including Wellesley, Dedham and Needham.

(Petitioner – Peter Ittig – 108 Bay Colony Drive)
Language as submitted by the Petitioner

Citizen's Petition-2 – Property Tax Exemption for Senior Citizens (M.G.L. Chapter 59, Section 5, Clause 41C ½, and Clauses 17D, 17E, and 17F)

This article is intended to see if the Town of Westwood shall accept and adopt the property tax exemptions in MGL Chapter 59, Section 5, Clause 41C ½ for those over age 65 to the full extent permitted. For those over age 70 and for surviving spouses the Town will accept and adopt the exemptions in Clauses 17D, 17E and 17F, including the inflation adjustments (COLAs) determined by DOR for both the estate limit and for the exemption amount, to the full extent permitted."

These exemptions are limited and means tested as described in the State publication, "Taxpayer's Guide to Local Property Tax Exemptions-Seniors", online at, <https://www.mass.gov/doc/qualifying-senior-citizens/>.

(Petitioner – Peter Ittig – 108 Bay Colony Drive)
Language as submitted by the Petitioner

SELECT BOARD

Select Board-1: Street Acceptance – Porter Street (portion of)

This is a standard article to present a private road, that has to be constructed and/or brought up to the Town's standards, for acceptance as a Town way. This article will include an appropriation to bring the road up to town standards. In accordance with Town Policy, the property owners along said portion of Porter Street will be reimbursing 50% of the actual cost of construction.

Select Board-2: Obed Baker House – Disposition of Town-Owned Property

This article is intended to see if the Town will vote to authorize the Select Board to take actions in conjunction with the disposition of certain parcels of land, for the rehabilitation and reuse of the Obed Baker House.

Select Board-3: Acquisition of Real Property

This article is intended to see if the Town will vote to authorize the Select Board to take actions in conjunction with the disposition of certain parcels of land.

Select Board-4: Disposition of Real Property (50 Carby Street – Grant of Easement for Driveway)

This article is intended to see if the Town will vote to authorize the Select Board to take actions in conjunction with the disposition of certain parcels of land.

Misc.-1: Miscellaneous Articles

This article serves as a placeholder to insert an Article in support of Town Government that may come up before the official Warrant is approved.

Misc.-2: Miscellaneous Articles

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Misc.-5: Miscellaneous Articles

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Misc.-6: Miscellaneous Articles

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Misc.-7: Miscellaneous Articles

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Misc.-8: Miscellaneous Articles

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Misc.-9: Miscellaneous Articles

This article serves as a placeholder to insert an Article in support of Town Government that may come up before the official Warrant is approved.

Misc.-10: Miscellaneous Articles

This article serves as a placeholder to insert an Article in support of Town Government that may come up before the official Warrant is approved.

PLANNING BOARD

Planning Board-1: Mixed-Use and Multi-Family Residence 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); 120 & 130 University Avenue (Assessor's Map 33, Lot 56).

Planning Board-2: Zoning Amendment 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.

Planning Board-3: Zoning Amendments Relative to Property on High Street in the Vicinity of the Historic Obed Baker House and Westwood Pizza

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).

Planning Board -4: Zoning Amendments Relative to Expansion of Nonconforming Uses and 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.

Planning Board -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.

Planning Board -6: Housekeeping Article

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.

RECEIVED

By Town Clerk at 6:50 pm, Feb 22, 2022

Chair's Update –.

New Business –.

Old Business – Approve February 2022 Public Hearing Minutes.

Public and Press -.

*Adjournment - **with Member Roll-Call Voting.***

**Changes and additions to be updated as needed.*

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.*