



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

RECEIVED

By Town Clerk at 4:31 pm, Mar 09, 2022

**ORGANIZATION: FINANCE & WARRANT
COMMISSION**

MEETING **PUBLIC HEARING** **AMENDED NOTICE:**
DATE & TIME OF AMENDMENT:

(Please circle one that applies)

**WEDNESDAY, MARCH 16, 2022
CONTINUED FROM TUESDAY,**

DATE: MARCH 15 (ONLY IF NEEDED) **TIME: 6:00PM**

LOCATION: ZOOM WEBINAR

**PURPOSE: FINCOM 2022 SUB-COMMITTEE REPORT PRESENTATIONS
FINCOM (POSSIBLY DELIBERATING AND VOTING OF
ASSORTED WARRANT ARTICLES)**

REQUESTED BY:

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.

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 July 15, 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.

JOIN ZOOM MEETING:

You are invited to a Zoom webinar.

When: Mar 16, 2022 06:00 PM Eastern Time (US and Canada)

Topic: Finance and Warrant Commission Subcommittee Review (if needed)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89680332953?pwd=T2UyZkZqV2xTcjBJY1dsVW0vdTRjUT09>

Passcode: 693844

Or Telephone:

888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free)

Webinar ID: 896 8033 2953

LIST OF TOPICS TO BE DISCUSSED

(For updates to this notice, please see www.townhall.westwood.ma.us)

ATTENDANCE AND CALL TO ORDER: remote participation
Grant Permission to Westwood Media Center and anyone else who wishes to record the meeting.

Topics/Speakers: **Subject: 2022 FinCom Sub-Committee Reports**

FinCom Public Meeting Opening.

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.

Agenda:

~SUBJECT: FinCom Sub-Committee Reports:

Municipal:

Chair: Lauren FitzPatrick

Vice: Alex Yale

Members: Jim Ferraro, Angeila

Hughes, Chris Poreda for

C&ED

Education:

Chair: Bill Bruce

Vice: George Laham

Member: Mike Gay, Rene Gauthier

~SUBJECT: FINCOM VOTING: 2022

**Annual Town Meeting - Selected
Select Board and Planning Board
Warrant Articles (SEE LIST BELOW
FOR DETAILS)**

**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

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conjunction with the disposition of certain parcels of land, for the rehabilitation and reuse of the Obed Baker House.

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.

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

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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

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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.

~SUBJECT: FINCOM DELIBERATES AND VOTES ON SELECTED 2022

WARRANT ARTICLES

RECOMMENDATIONS

Please Note: FinCom may continue discussions of any of the listed articles at its Final Public Hearing which were originally presented at its First Public Hearing on March 8 OR they may elect to vote on these articles on March 15.

- *New Business –*

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Approve March 1, 2022 Minutes

- Old Business –
Prep for Final PH
- Public and Press -
- Adjournment - **with Member**
Roll-Call Voting.

**OTHER BUSINESS THAT MAY
PROPERLY COME BEFORE THE BOARD
NOT PREVIOUSLY ANTICIPATED BY
THE CHAIR**

**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.*