



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

**RECEIVED**

By Town Clerk at 12:39 pm, Mar 25, 2022

**ORGANIZATION: Planning Board to Attend  
Finance & Warrant  
Commission Meeting**

**MEETING**

**PUBLIC HEARING**

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

(Please circle one that applies)

**Wednesday, March 30, 2022**

**(Continued from Tuesday, March**

**DATE: 29, 2022 only if needed)**

**TIME: 6:00 pm**

**LOCATION: Zoom webinar**

**PURPOSE: Meeting**

**REQUESTED BY: Nora Loughnane, Director of Comm. & Econ. Dev.**

**LIST OF TOPICS TO BE DISCUSSED**

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

The Planning Board will attend and participate in the Finance and Warrant Commission Public Hearing on **Tuesday, March 30<sup>th</sup> at 6:00 pm** via Zoom, if needed. To participate please use the following Zoom Link:

<https://us02web.zoom.us/j/83350112733?pwd=TWdOK2sxcEtuUEV3QUk4T1RtTWI2UT09>

Passcode: 178070

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: 833 5011 2733

This meeting will include the Planning Board's continuation of its **Zoning Amendment Public Hearing** (continued from 3/29, if needed).

The Planning Board will review, discuss, and consider any further changes to its six zoning amendment articles for Annual Town Meeting:

**Planning Board - 1: Zoning Bylaw & Zoning Map Amendments Relative to Mixed-Use & Multi-Family Residential Overlay Districts**

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; as set forth in the article.

### **Planning Board - 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 & Design Review; and by adding a new Section 7.7 [Solar Design Review and Approval]; as set forth in the article.

### **Planning Board - 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) 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 tests of Section 9.5 of the Westwood Zoning Bylaw related to the FMUOD7 overlay district; as set forth in the article.

### **Planning Board - 4: Zoning Amendment Relative to Expansion of Nonconforming 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; as set forth in the article.

### **Planning Board - 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 as (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; as set forth in the article.

### **Planning Board - 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, as set forth in the article.

After the Planning Board’s presentation, the Planning Board will vote to further continue their public hearing. If the meeting is not completed in one evening, it will continue to Wednesday, March 30.

Full zoning article language available here:

<https://www.townhall.westwood.ma.us/departments/community-economic-development/planning-division/current-planning-board-applications>

**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.*