

AGENDA

FINANCE AND WARRANT COMMISSION

March 2022 Final Public Hearing

Tuesday, March 29, 2022

(Continued to Wednesday, March 30, 2022 if needed)

ZOOM WEBINAR

6:00 P.M.

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. 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.

The meeting will be live streamed by Westwood Media Center and the public can view the meeting there. Our government channels will be broadcasting the meeting on Comcast channel 12 and Verizon channel 42.

The public is encouraged to watch our meeting via Westwood Media Center live stream and join via Zoom webinar as instructed below. The public will be allowed to make comments, if they wish to do so, during the portions of the meeting designated for public comment.

JOIN ZOOM MEETING:

You are invited to a Zoom webinar.

When: Mar 29, 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/89824574249?pwd=WTlaY1Z2VENHQUlRUEh3bEhMNkhUZz09>

Passcode: 864043

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: 898 2457 4249

<https://youtu.be/mBTDjyRyZPo>

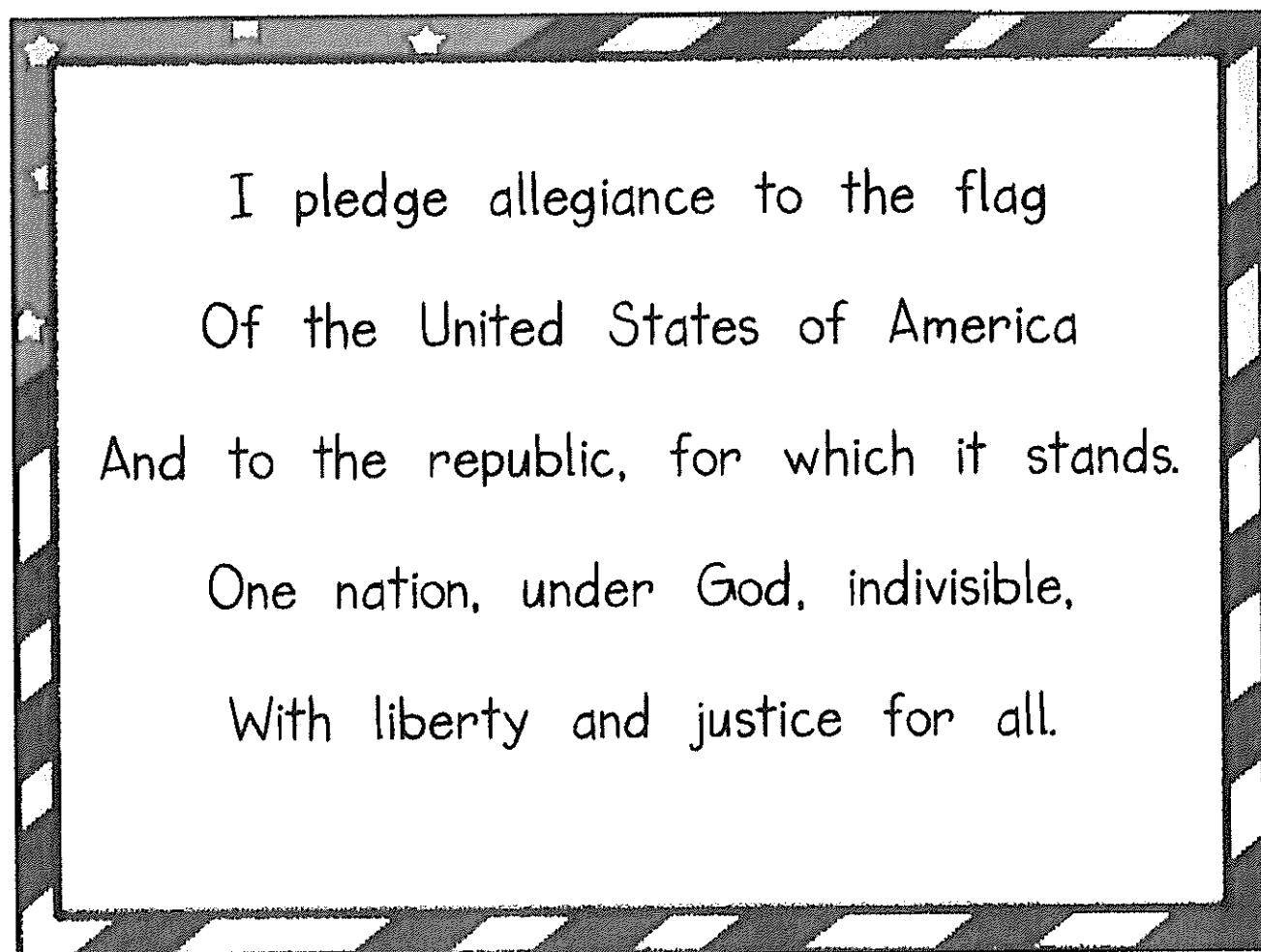
Here's the link to WMC live.

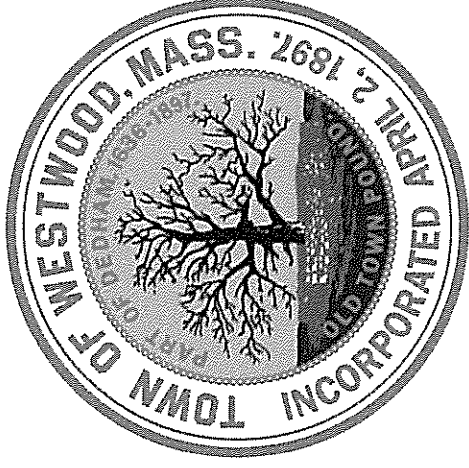
Topic:	Responsible:	Time:
Meeting Opening: - Call to Order. Grant Permission to Westwood Media Center to live stream and record the meeting. Ask if anyone else would like to record. <u>Chair:</u> Introductory Comments and Welcome to all participants including remote members, presenters and members of public and press. Instructions for remote participation.	Chair	5 Minutes
Announce Members Remote Participation with Member Roll-Call.	Jane	2 Minutes
Pledge of Allegiance.	All	
<u>Pam Dukeman</u> – Assistant Town Administrator/Finance Director	Final Presentation: Budget Articles 1-12 for 2022 ATM Warrant Articles	30 Minutes
MEMBERS QUESTIONS/FEEDBACK	Chair	10 Minutes
Questions from Public and Press	Chair	10 Minutes
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 Article: SB-5 <u>Final Changes/Final Comments</u>	5 Minutes
MEMBERS QUESTIONS/FEEDBACK	Chair	10 Minutes
Questions from Public and Press	Chair	10 Minutes
Nora Loughnane – Director C&ED, Chris Pfaff –Planning Board Chair and members of the Planning Board	Planning Board 2022 ATM Warrant Articles <u>Final Changes/Final Comments:</u> <u>Planning Board Articles 1-6</u> <u>*Continue PB Public Hearing*</u>	10 Minutes
MEMBERS QUESTIONS/FEEDBACK	Chair	15 Minutes
Questions from Public and Press	Chair	15 Minutes
Peter Ittig, Resident 108 Bay Colony Drive	Citizens Petition Articles on Senior Property Tax Exemptions (1&2) <u>Final Changes/Final Comments:</u> Articles 1 & 2	10 Minutes
MEMBERS QUESTIONS/FEEDBACK	Chair	10 Minutes
Questions from Public and Press	Chair	10 Minutes

Chair Dianne McCarthy and FinCom Members vote to Close Public Portion of the Meeting With Roll-Call	Chair/Jane	5 Minutes
Town Counsel Patrick Ahearn	Motion and Voting Process	5 Minutes
Chair Dianne McCarthy and FinCom Members	<u>FINCOM</u> <u>DELIBERATES AND</u> <u>VOTES ON ALL</u> <u>REMAINING 2022</u> <u>WARRANT ARTICLES</u> <u>RECOMMENDATIONS</u> <u>WITH ROLL-CALL (SEE</u> <u>BELOW)</u>	60 Minutes
Other: <ul style="list-style-type: none"> • New Business – <i>WRITE-UP</i> <i>DUE BY 12:00PM 4/1/22</i> <i>(OR EARLIER!)</i>.. • Old Business – Approval of March 15, 2022 Meeting Minutes • Public and Press -. • Adjournment - with Member Roll-Call. 	All MAKE A DECISION ON 3/30/22 SECOND NIGHT FOR PH	15 Minutes

Budget-1	FY22 Budget Adjustments by Transfer	Select Board
Budget -2	FY22 Budget Adjustments by Appropriation (\$0)	Select Board
Budget -3	FY23 Operating Budgets (Appendix "D")	Select Board
Budget -4	Appropriation (\$1,356,250) – Municipal Capital Improvements	Select Board
Budget -5	Appropriation (\$1,017,000) – School Capital Improvements	Select Board
Budget -6	Appropriation (\$700,000) – Sewer Capital Improvements	Select Board
Budget -7	Appropriation (\$682,000) – Additional Capital Improvements	Select Board
Budget -8	Borrowing (\$325,000) – Additional Capital Improvements	Select Board
Budget -9	Appropriation (\$125,000) – Stabilization Fund FY23	Select Board

Budget -10	Appropriation (\$1,515,000) – OPEB Liability Trust Fund – FY23	Select Board
Budget -11	Appropriation (\$300,000) – Aid to the Elderly for Senior Tax Relief	Select Board
Budget -12	Borrowing (\$900,000) – Additional Capital Improvements	Select Board
Citizen's Petition -1	Property Tax Exemption for Senior Citizens Petition (M.G.L. Chapter 59)	Mr. Peter Ittig
Citizen's Petition -2	Property Tax Exemption for Senior Citizens Petition (M.G.L. Chapter 59, Section 5, Clause 41C ½ and Clauses 17D, 17E, and 17F)	Mr. Peter Ittig
Select Board- 5	Acquisition of Real Property (90 Deerfield Avenue – American Legion Hall)	Select Board
Planning Board -1	Mixed-Use and Multi-Family Overlay District	Planning Board
Planning Board -2	Zoning Amendments Relative to Permitting and Approval of Solar Arrays	Planning Board
Planning Board -3	Zoning Amendments Relative to Property on High Street in the Vicinity of the Historic Obed Baker House and Westwood Plaza	Planning Board
Planning Board -4	Zoning Amendment Relative to Expansion of Nonconforming Uses and Structures	Planning Board
Planning Board -5	Zoning Map Amendment 394 and 396 Providence Highway	Planning Board
Planning Board- 6	Housekeeping Zoning Article	Planning Board





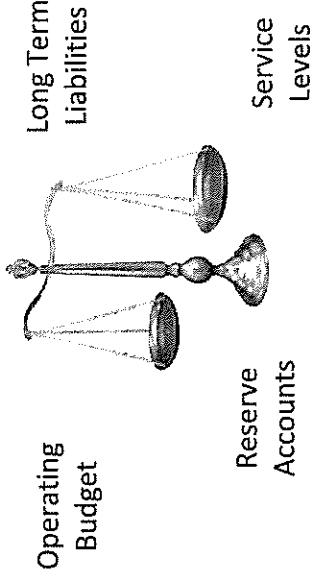
Final Public Hearing Annual Town Meeting 2022 Financial Warrant Articles

Pam Dukeman
Assistant Town Administrator/Finance Director
March 29, 2022

FY23 Overall Proposed Budget Summary

FY23 Proposed Budget is a comprehensive plan that provides for:

- ✓ Maintain high quality of services provided by Town and School
 - Continued stable and sustainable operating budget growth.
 - School Budget 3.5%
 - Municipal Budget 3.7%
- ✓ Base Capital Budget
 - School Capital - \$1,017,000 Funded with Free Cash
 - Municipal Capital - \$1,356,250 Funded with Free Cash
 - Sewer Capital - \$700,000 Funded with Sewer Retained Earnings



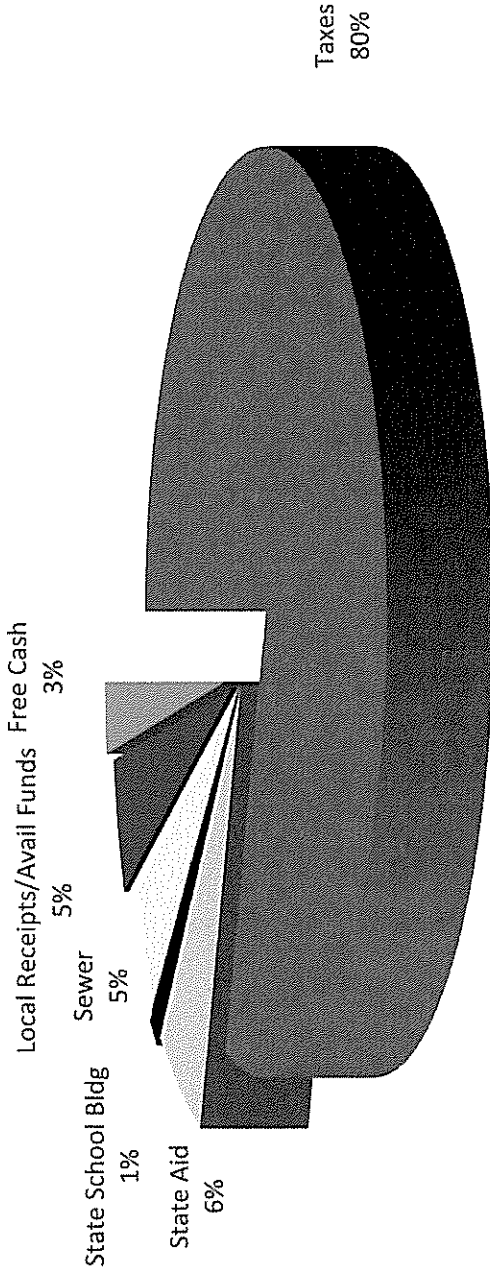
Balance Many Needs

- ✓ Supplemental Capital Budget – Funded with Meals/Hotels Tax/Other funding
 - Appropriation for additional capital as done in prior year
 - Town and School Projects - \$682,000
 - Utilizes \$650K of Meals Tax (current balance \$1.57M)
- ✓ Liabilities/Reserves
 - \$125K transfer from Free Cash to Stabilization Fund – keeps on target with financial policy
 - \$1.515M contributed to OPEB trust fund – keeps on target with required funding
- ✓ Borrowing
 - Two Capital Borrowing Articles totaling \$1,225,000, projects include:

• Conant Rd Culvert Design	\$200,000
• Cemetery Expansion Design	\$125,000
• Canton Street Sidewalk Design	\$900,000
- ✓ Additional Senior Tax Relief via Aid to the Elderly Fund \$300,000 – funded with Free Cash.

FY23 Proposed Budget Revenue - \$112.9M, 4.2% Increase

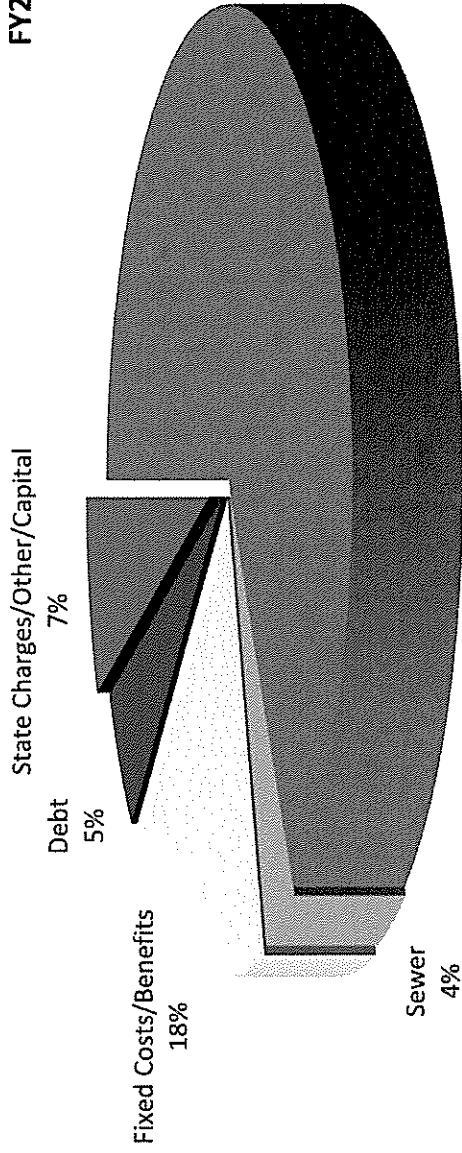
FY2023 Projected Budget Revenue



FY2023 Projected Budget Revenue			
	FY2022	FY2023 Proj	% Change
Taxes	\$86,593,963	\$90,335,810	4.3%
State Aid	\$6,622,672	\$6,917,131	4.4%
State School Bldg Reimbursement	\$1,401,276	\$1,401,276	0.0%
Sewer Enterprise	\$4,919,452	\$5,597,007	13.8%
Local Receipts	\$4,195,857	\$4,195,857	0.0%
Available Funds	\$443,518	\$446,453	0.7%
Available Funds - prior yr/other articles	\$502,500	\$224,000	-55.4%
Meals/Hotels Tax	\$1,060,000	\$650,000	
Free Cash	\$2,627,650	\$3,133,250	19.2%
Total	\$108,366,888	\$112,900,784	4.2%

FY23 Proposed Expenditure Summary - \$112.9M, 4.2% Increase

FY2023 Expenditure Summary



FY2023 Proposed Expenditure Summary

	FY2022	FY2023 Projected	\$ Change	% Change
Operating Budget - School Categories	\$50,261,446	\$52,015,866	\$1,754,420	3.5%
Operating Budget - Municipal	\$21,823,709	\$22,640,063	\$816,354	3.74%
Benefits/Reserves/Insurance	\$19,064,056	\$20,345,166	\$1,281,110	6.7%
Sewer - Operating	\$4,421,757	\$4,463,674	\$41,917	0.9%
Debt Service	\$5,749,331	\$5,818,920	\$69,589	1.2%
Total Operating	\$101,320,299	\$105,283,689	\$3,963,390	3.9%
Capital Base Budget - School & Municipal	\$2,321,650	\$2,373,250	\$51,600	2.2%
Capital - Sewer	\$70,000	\$700,000	\$630,000	900.0%
Other Appropriations:				
To Stabilization	\$125,000	\$125,000	\$0	0.0%
Additional Capital	\$1,495,000	\$682,000	(\$813,000)	-54.4%
To OPEB Trust	\$1,490,000	\$1,515,000	\$25,000	1.7%
Prior Year/Other Articles	\$248,500	\$827,000	\$578,500	232.8%
State Charges/Offsets/Overlay/Snow	\$1,296,439	\$1,394,845	\$98,406	7.6%
Total Expenditures	\$108,366,888	\$112,900,784	\$4,533,896	4.2%

Budget Article 1 – FY22 Budget Adjustments by Transfers

- Budget adjustments to current year budgets.

Transfer	From Account	Amount	To Account	Amount
	Fincom Reserve	\$140,000	Snow & Ice Budget	\$140,000
			• Winter Activity	
	Debt Budget	\$50,000	Town Clerk – Salary	\$35,000
			• Staffing changes in FY22	
			Fire Emergency Mgmt. Project	\$15,000
			• Necessary study of emergency management response	
	Total	\$190,000	Total	\$190,000

Budget Article 2 – FY22 Budget Adjustments by Appropriation

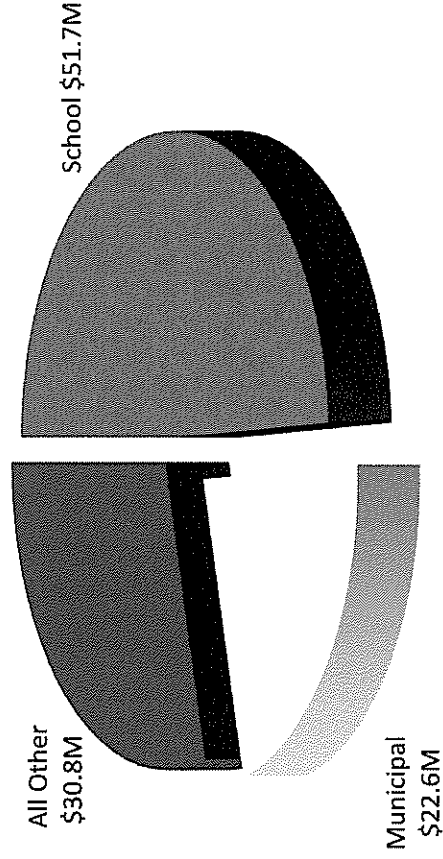
Transfer	From Account	Amount	To Account	Amount
	Free Cash	\$335,000	Snow & Ice Budget	\$100,000
			• Winter Activity	
			DPW Snow & Ice Salaries	\$120,000
			• Winter Activity	
			• May be Federal funding	
	Ambulance Receipts	\$192,000	Fire Department Salary	\$215,000
			• Impact of Norwood Hospital Closure	
			Ambulance Services/Equipment	\$92,000
			• Annual Ambulance supplement	
			• \$76K Fire Dept. Ambulance expense	
			• \$16K Collector's Department Ambulance Billing service	
	Total	\$527,000	Total	\$527,000

Article Budget 3 - FY23 Proposed Operating Budget \$105.2M, 3.9% increase

FY23 Proposed Operating Budget

- ✓ Maintain high quality of services provided by Town and School departments

FY22 Budget	Category	FY23 Proposed	\$ Change FY23 v FY22	% Change FY23 v FY22
\$ 50,012,588	School Operating	\$ 51,762,397	\$ 1,749,809	3.50%
\$ 21,823,709	Municipal Operating	\$ 22,640,063	\$ 816,354	3.74%
\$ 129,617	Blue Hills Regional School	\$ 131,397	\$ 1,780	1.37%
\$ 119,241	Traffic Supervisors	\$ 122,072	\$ 2,831	2.37%
\$ 19,064,056	Fixed Costs	\$ 20,345,166	\$ 1,281,110	6.72%
\$ 5,749,331	Debt Service	\$ 5,818,920	\$ 69,589	1.21%
\$ 4,421,757	Sewer	\$ 4,463,674	\$ 41,917	0.95%
\$ 101,320,299		Total \$ 105,283,689	\$ 3,963,390	3.9%

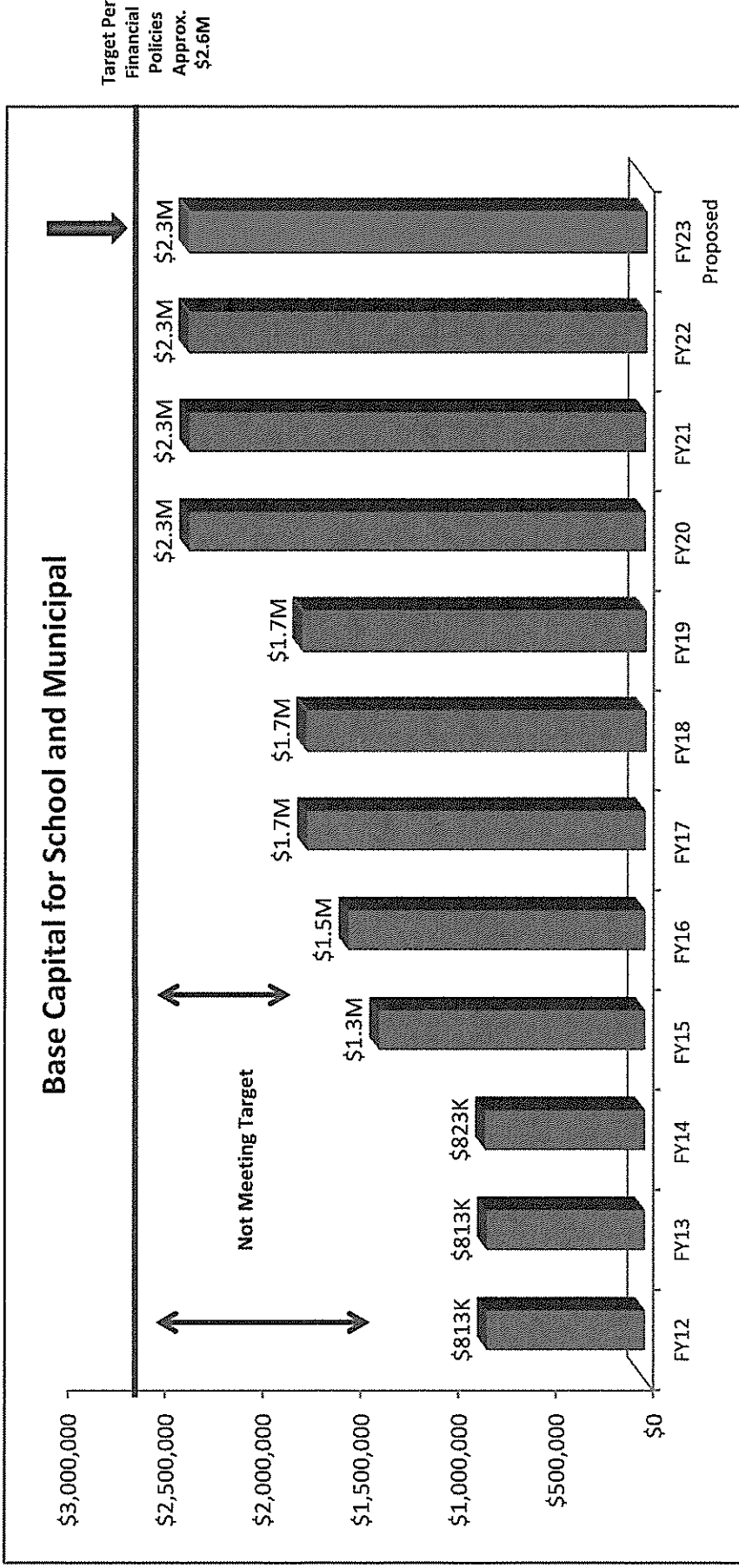


Continued stable and sustainable operating budget growth.

- Appendix D – detail provided at back of presentation

Capital Budget - Important reinvestment in buildings, equipment and assets

- Important to maintain Town and School assets – buildings, infrastructure, and equipment.



FY23 continues improvement in ongoing capital funding.

- Could not meet policy target for many years during difficult economic budget cycles.
- The Town has made steady progress in increasing the ongoing capital budget.

Capital Budget – Additional Capital Article Beyond the Base

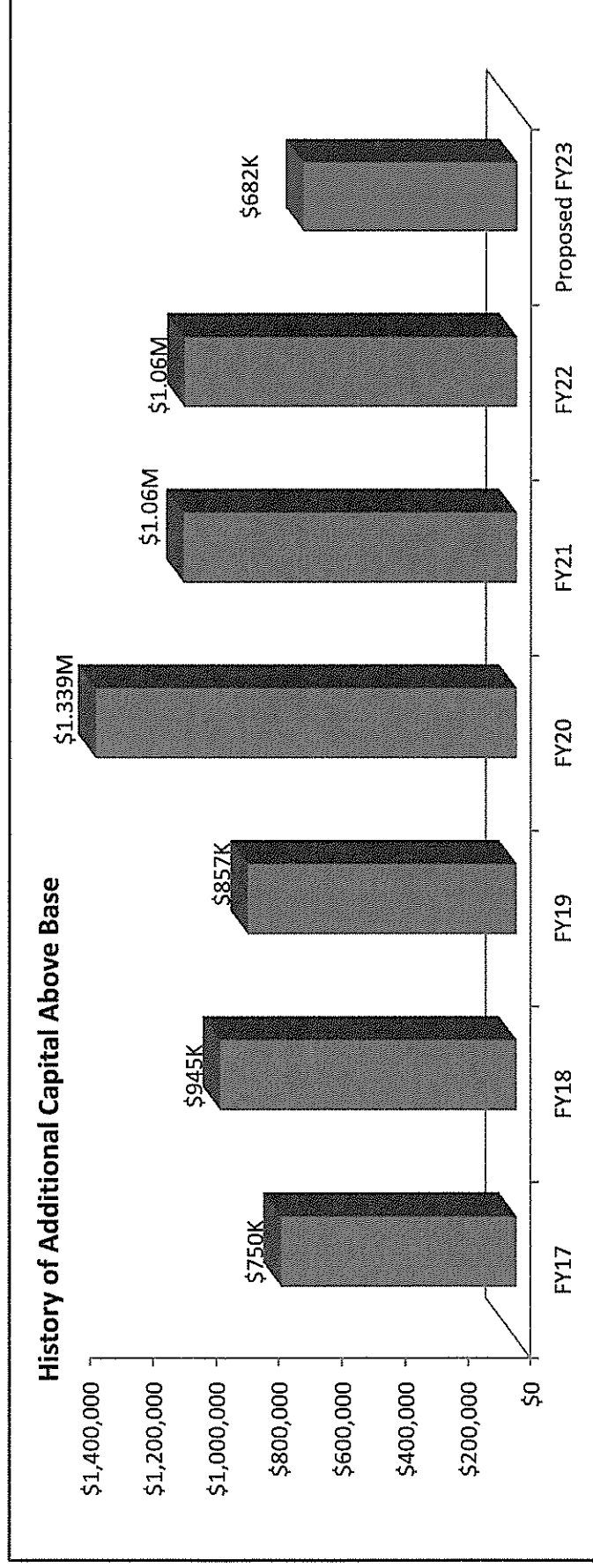
- Since FY17, the Town Meeting has approved an “additional” capital budget article
- Effort to fund:
 - Capital that has been deferred by years of not meeting financial goal
 - Larger items that do not easily fit within base capital budget articles:

Prior Years

- School IT network
- High School Tennis Court Lighting
- Thurston/Senior Center HVAC

FY22

- H.S. Multipurpose Turf Field Replacement \$750K
- Pool repairs \$310K



Addresses important capital needs with available funding, such as free cash and meals/hotels tax.

Article Budget 4 - Municipal Capital Improvements

Equipment/Project	Requesting Department	Cost	Funding Source
Wheelchair Accessible Van	Council of Aging	\$90,000	Free Cash
One Ton Dump Truck with Plow	Department of Public Works	\$80,000	Free Cash
One Ton Dump Truck	Department of Public Works	\$80,000	Free Cash
Mechanic Lift Set	Department of Public Works	\$50,000	Free Cash
Design Funding for Downey St. Sidewalk (to proceed w/ already approved State Grant of \$365k)	Department of Public Works	\$75,000	Free Cash
Fire Turnout Gear	Fire Department	\$21,250	Free Cash
Fire Command Staff Vehicle	Fire Department	\$65,000	Free Cash
End User Technology – All Departments	Information Technology	\$75,000	Free Cash
Patron/Staff End Use Technology	Library	\$15,000	Free Cash
Library Sound Dampening Project	Library	\$50,000	Free Cash
Book Mobile – Retrofit existing COA Van	Library	\$30,000	Free Cash
Library Mobile Shelving Units	Library	\$10,000	Free Cash
Police Vehicles	Police	\$215,000	Free Cash
Police Equipment	Police	\$60,000	Free Cash
Facility Maintenance	Building Maintenance	\$100,000	Free Cash
Energy Efficiency	Building Maintenance	\$50,000	Free Cash
Carby St. mechanical upgrades	Building Maintenance	\$45,000	Free Cash
Building Maintenance and Improvement (Year 5 of 5)	Housing Authority	\$150,000	Free Cash
Radio Upgrade and Replacement	Public Safety	\$15,000	Free Cash
Police, Fire, & EMS Radio Infrastructure	Public Safety	\$80,000	Free Cash
	Total	\$1,356,250	

Article Budget 5 - School Capital Improvements

Equipment/Project	Requesting Department	Cost	Funding Source
Technology	Schools	\$130,000	Free Cash
Furniture, Fixtures, and Equipment	Schools	\$30,000	Free Cash
HVAC and Controls	Schools	\$200,000	Free Cash
Roofing	Schools	\$150,000	Free Cash
Facility Improvements	Schools	\$487,000	Free Cash
Copiers	Schools	\$20,000	Free Cash
	Total	\$1,017,000	

Article Budget 6 – Sewer Capital Improvements

Equipment/Project	Requesting Department	Cost	Funding Source
Stormwater Compliance	Sewer	\$75,000	Sewer Retained Earnings
Inflow and Infiltration Assessment	Sewer	\$125,000	Sewer Retained Earnings
Pump Station Facility Maintenance Program	Sewer	\$500,000	Sewer Retained Earnings
Total		\$700,000	

Article Budget 7 – Additional Capital Improvements

Equipment/Project	Requesting Department	Cost	Funding Source
School Street Playground Refurbishment	Recreation	\$60,000	Meals/Hotels Tax
Self-Contained Breathing Apparatus Full System Upgrade	Fire	\$215,000	Meals/Hotels Tax
Library Parking Lot	Building Maintenance	\$75,000	Meals/Hotels Tax
Schools Network Project	Schools	\$300,000	Meals/Hotels Tax
Rescue Equipment Upgrade and Replacement	Fire	\$32,000	Ambulance Receipts
Total	Total	\$682,000	

Article Budget 8 – Borrowing Additional Capital Improvements

- This article seeks to authorize borrowing for the design phase of two DPW projects

Equipment/Project	Amount	Funding Source
Conant Road Culvert Design <ul style="list-style-type: none"> • Construction estimated to cost approx. \$1M • Potential for State grant Cemetery Expansion Design <ul style="list-style-type: none"> • Construction estimated to cost approx. \$1.2M • Cemetery expansion design and construction paid for with cemetery lot sales. 	\$200,000 \$125,000 \$325,000	Borrowing Borrowing

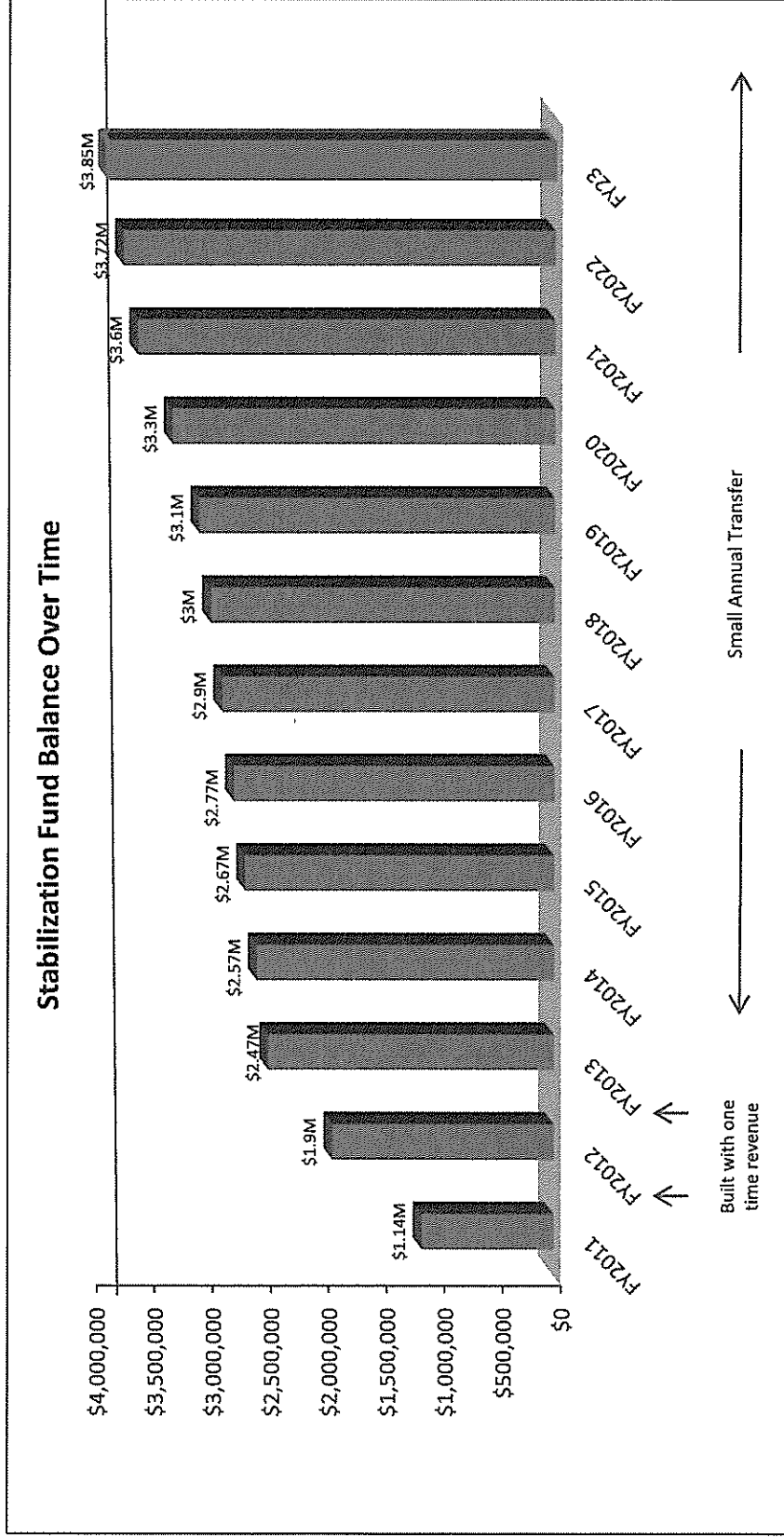
Article Language:

ARTICLE: To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money to pay costs of design services related to repairs to the Conant Road Culvert, and the expansion of the Cemetery; to determine whether this appropriation shall be raised by borrowing or otherwise provided, or to take any other action relative thereto.

MOTION: That the Town appropriates \$325,000 to pay costs of design services related to repairs to the Conant Road Culvert (\$200,000), and the expansion of the Cemetery (\$125,000), and for the payment of all costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to G.L. c. 44, §7(1) or any other enabling authority, and to issue bonds or notes of the Town therefor.

Article Budget 9 - Appropriation to Stabilization Fund

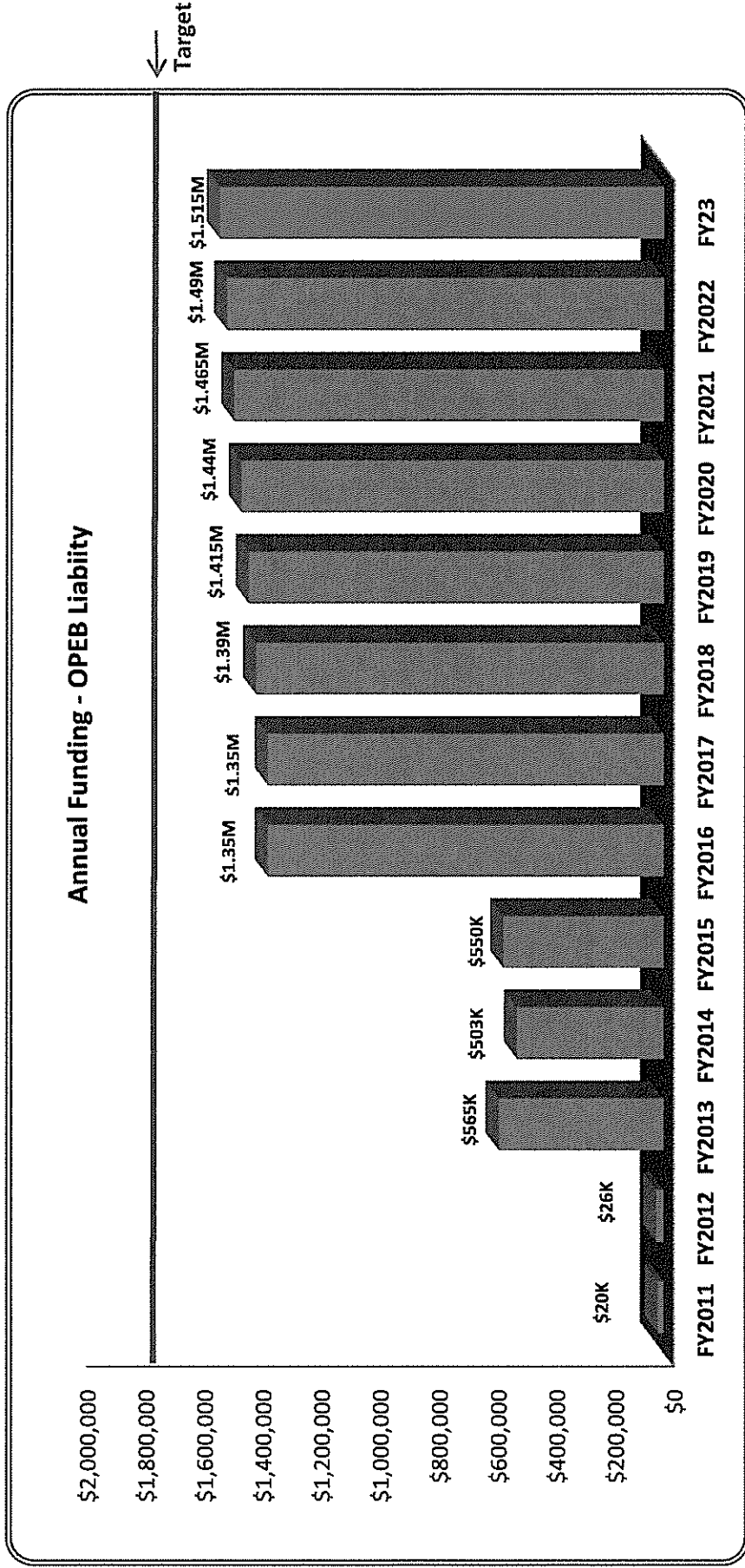
Purpose	Amount	Funding Source
Stabilization Fund	\$125,000	Free Cash



- Main savings account.
- Important component of credit rating.

Article Budget 10 - Appropriation to OPEB Liability Trust Fund

Purpose	Amount	Funding Source
OPEB Liability Trust Fund	\$1,515,000	Taxation



↑ Change in health care plan

↑ Change in health care plan

- On target with funding plan, \$25K additional per year
- Balance in trust fund account as of 12/21 is approximately \$17.7M.

Article Budget 11 - Aid to the Elderly for Senior Tax Relief

Purpose	Amount	Funding Source
Aid to the Elderly for Senior Tax Relief	\$300,000	Free Cash

- For the May 2022 ATM, an article has been included in the warrant to fund the Aid to the Elderly Fund.
- This article is for a \$300,000, one time appropriation, funded by Free Cash
- The purpose of this funding is to allow for greater distribution from the fund to our senior recipients.
 - Increased number of participants
 - Increased award amount
- Additionally, the increased funding will allow the Program to offset for these recipients the new school tax impact, beginning in FY24.

Article Budget 12 – Borrowing Additional Capital Improvements

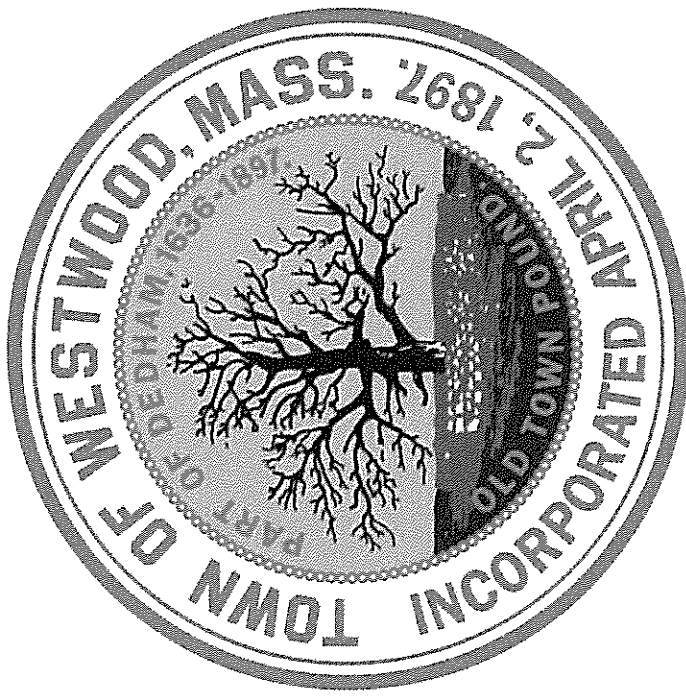
- This article seeks to authorize borrowing for the design phase of the Canton Street Sidewalk Design, needed to obtain a State grant.

Equipment/Project	Cost	Funding Source
Canton Street Sidewalk Design <ul style="list-style-type: none">• Construction estimated to be approximately \$9M to \$11M• State grant will fund	\$900,000	Borrowing
	\$900,000	

Article Language:

ARTICLE: To see if the Town will vote to appropriate, borrow or transfer from available funds, an amount of money to pay costs of design services related to the Canton Street Sidewalk Project; to determine whether this appropriation shall be raised by borrowing or otherwise provided, or to take any other action relative thereto.

MOTION: That the Town appropriates \$900,000 to pay costs of design services related to the Canton Street Sidewalk Project, and for the payment of all costs incidental and related thereto, and that to meet this appropriation, the Treasurer, with the approval of the Select Board, is authorized to borrow said amount under and pursuant to G.L. c. 44, §7(1) or any other enabling authority, and to issue bonds or notes of the Town therefor.



Article Budget 3 - FY23 Proposed Operating Budget \$105.2M, 3.9% increase

Appendix D Proposed FY2023 Departmental Salary/Expense Budgets

Description	Expended FY2021	Current FY2022 Budget	Proposed FY2023 Budget	\$ Change FY23 vs FY22	% Change FY23 vs FY22	Funding Source
Select Board Department						
1. Salaries	653,977	676,536	700,519	23,983	3.5%	Taxation
2. Expenses	33,277	57,500	45,500	(12,000)	-20.9%	Taxation
	687,254	734,036	746,019	11,983	1.6%	
Finance and Warrant Commission						
Salary	19,946	21,149	22,208	1,059	5.0%	Taxation
Expenses	38,951	43,900	43,900	0	0.0%	Taxation
3. Total Finance and Warrant Commission	58,897	65,049	66,108	1,059	1.6%	
Accounting Department						
Salaries	271,958	276,926	284,527	7,601	2.7%	Taxation
Expenses	3,148	7,000	7,000	0	0.0%	Taxation
5. Total Accounting Department	275,106	283,926	291,527	7,601	2.7%	
Assessors Department						
Salaries	218,477	223,999	231,871	7,872	3.5%	Taxation
Expenses	16,331	22,450	22,450	0	0.0%	Taxation
7. Total Assessors Department	234,808	246,449	254,321	7,872	3.2%	
Treasurer Department						
Salary	119,875	124,298	129,952	5,655	4.5%	Taxation
Expenses	7,167	10,450	10,450	0	0.0%	Taxation
9. Total Treasurer Department	127,042	134,748	140,403	5,655	4.2%	
Collector Department						
Salaries	123,153	126,012	130,179	4,166	3.3%	Taxation
Expenses	84,340	84,650	84,650	0	0.0%	
11. Total Collector Department	207,493	210,663	214,829	4,166	2.0%	\$42,500 Ambulance receipts/Taxation For Ambulance Billing Service
Legal Department						
Salary	102,984	135,716	139,112	3,397	2.5%	Taxation
Expenses	108,393	98,000	98,000	0	0.0%	Taxation
12. Total Legal Department	211,377	233,716	237,113	3,397	1.5%	
Human Resources Department						
Salary	243,665	262,276	273,643	11,367	4.3%	Taxation
Expenses	1,157	7,500	7,500	0	0.0%	Taxation
14. Total Human Resources Department	244,822	269,776	281,143	11,367	4.2%	

Article Budget 3 - FY23 Proposed Operating Budget \$105.2M, 3.9% increase

Appendix D Proposed FY2023 Departmental Salary/Expense Budgets

Description	Expended FY2021	Current FY2022 Budget	Proposed FY2023 Budget	\$ Change FY23 vs FY22	% Change FY23 vs FY22	Funding Source
Information Systems Department						
15. Salaries	282,715	307,977	329,948	21,977	7.1%	Taxation
16. Expenses	78,487	78,500	78,500	0	0.0%	Taxation
	361,201	386,477	408,448	21,977	5.7%	
Town Clerk Department						
Salaries	184,923	184,623	236,691	52,068	28.2%	Taxation
Expenses	75,848	72,100	89,133	17,033	23.6%	Taxation
Total Town Clerk Department	260,769	256,723	325,824	69,091	26.9%	
Housing Authority						
Salaries	22,508	23,866	25,062	1,200	5.0%	Taxation
Expenses	4,500	13,600	11,600	(2,000)	-14.7%	Taxation
Total Housing Authority	27,008	37,466	36,662	(800)	-2.1%	
Outside Professional Services						
Expenses	37,579	46,500	46,500	0	0.0%	Taxation
Training/Professional Development						
Expenses	5,325	15,000	15,000	0	0.0%	Taxation
Total General Government	2,738,674	2,920,529	3,063,897	143,368	4.9%	
Police Department						
Salaries	4,307,590	4,553,643	4,690,810	137,167	3.0%	Taxation
Expenses	276,183	321,350	337,850	16,500	5.1%	Taxation
	4,583,773	4,874,993	5,028,660	153,667	3.2%	
Auxiliary Police/Civil Defense						
Expenses	1,725	3,500	3,500	0	0.0%	Taxation
	1,725	3,500	3,500	0	0.0%	
Animal Control						
Salary	61,990	62,146	63,720	1,574	2.5%	Taxation
Expenses	1,498	10,350	10,350	0	0.0%	Taxation
	63,488	72,496	74,070	1,574	2.2%	
Total Police	4,648,990	4,950,989	5,106,230	155,241	3.1%	
Fire Department						
Salaries	4,701,775	4,819,626	4,935,227	115,603	2.4%	\$324,000 Ambulance Receipts/Taxation
Expenses	224,951	293,750	300,000	6,250	2.1%	\$40,000 Ambulance Receipts/Taxation
Total Fire	4,926,726	5,113,376	5,235,227	121,853	2.4%	
Total Public Safety	9,575,720	10,064,365	10,341,457	277,094	2.8%	

Article Budget 3 - FY23 Proposed Operating Budget \$105.2M, 3.9% increase

Appendix D Proposed FY2023 Departmental Salary/Expense Budgets

Description	Expended FY2021	Current FY2022 Budget	Proposed FY2023 Budget	\$ Change FY23 vs FY22	% Change FY23 vs FY22	Funding Source
Conservation Division						
Salary	79,524	80,447	82,476	2,029	2.5%	\$17,000 Conservation Receipts/Taxation
Expenses	1,265	6,400	6,400	0	0.0%	Taxation
	80,789	86,847	88,876	2,029	2.3%	
Planning Division						
Salaries	103,953	107,202	109,820	2,618	2.4%	Taxation
Expenses	4,990	4,500	4,500	0	0.0%	Taxation
	108,943	111,702	114,320	2,618	2.3%	
Housing & Zoning Division						
Salaries	69,951	80,087	76,086	(4,001)	-5.0%	Taxation
Expenses	1,090	3,150	3,150	0	0.0%	Taxation
	71,041	83,237	79,236	(4,001)	-4.8%	
Community & Economic Development						
Salaries	228,570	239,721	254,645	14,924	6.2%	Taxation
Expenses	1,613	3,400	3,400	0	0.0%	Taxation
	230,183	243,121	258,045	14,924	6.1%	
Building Inspection Division						
Salaries	350,454	390,267	402,705	12,438	3.2%	Taxation
Expenses	25,772	41,050	38,850	(2,200)	-5.4%	Taxation
	376,226	431,317	441,555	10,238	2.4%	
Health Division						
Salaries	277,524	292,767	311,150	18,389	6.3%	Taxation
Expenses	6,850	12,200	12,200	0	0.0%	Taxation
	284,374	304,967	323,350	18,389	6.0%	
Outside Health Agencies						
	10,910	13,410	13,410	0	0.0%	Taxation
Total Community and Economic Development	1,162,477	1,274,607	1,318,804	44,197	3.5%	
Department of Public Works						
Salaries	1,737,590	1,840,754	1,888,377	47,623	2.6%	Taxation
Expenses	531,867	559,600	571,100	11,500	2.1%	Taxation
Total DPW Admin/Operations	2,269,457	2,400,354	2,459,477	59,123	2.5%	
Building Maintenance						
Salaries	309,788	362,714	415,144	52,430	14.5%	Taxation
Expenses	1,001,138	1,058,300	1,085,900	27,600	2.6%	Taxation
Total Building Maintenance	1,310,926	1,421,014	1,501,044	80,030	5.6%	
Municipal & School Field Maintenance						
	178,618	185,000	185,000	0	0.0%	Taxation
Street / Traffic Lighting Maintenance						
Total Department of Public Works	3,898,377	4,121,368	4,268,021	146,653	3.6%	
Snow & Ice						
	523,612	450,000	450,000	0	0.0%	Taxation
Total Public Works	4,421,989	4,571,368	4,718,021	146,653	3.2%	

23.

24.

25.

Article Budget 3 - FY23 Proposed Operating Budget \$105.2M, 3.9% increase

Appendix D Proposed FY2023 Departmental Salary/Expense Budgets

Description	Expended FY2021	Current FY2022 Budget	Proposed FY2023 Budget	\$ Change FY23 vs FY22	% Change FY23 vs FY22	Funding Source
26. Disability Commission	0	500	500	0	0.0%	Taxation
27. Council On Aging Department	371,936	384,167	397,124	12,957	3.4%	Taxation
28. Salaries	29,521	38,850	41,650	2,800	7.2%	Taxation
28. Expenses	401,457	423,017	438,774	15,757	3.7%	Taxation
29. Youth and Family Services Department	281,257	289,287	361,517	72,230	25.0%	Taxation
30. Salaries	11,999	15,000	0	0	0.0%	Taxation
30. Expenses	293,256	304,287	376,517	72,230	23.7%	Taxation
Veterans Services Department	64,256	31,850	33,483	1,631	5.1%	Taxation
Salaries	68,698	106,414	106,414	0	0.0%	Taxation
Expenses	132,955	138,204	139,893	1,631	1.2%	Taxation
31. Total Veterans Services	827,666	866,068	955,688	89,618	10.3%	
32. Public Library	1,036,747	1,113,920	1,168,220	54,300	4.9%	Taxation
Salaries	395,011	328,750	367,650	38,900	11.8%	Taxation
Expenses	815	1,600	1,600	0	0.0%	Taxation
Lost Books	1,432,573	1,444,270	1,537,470	93,200	6.5%	Taxation
32. Total Library Department	463,503	479,914	499,134	19,224	4.0%	\$332,442 Recreation Funds/Taxation
Recreation Department	14,617	15,784	15,784	0	0.0%	Taxation
Salaries	478,121	495,698	514,922	19,224	3.9%	Taxation
Expenses	12,188	23,800	23,800	0	0.0%	Taxation
33. Total Recreation Department	1,922,881	1,963,774	2,076,198	112,424	5.7%	
34. Memorial/Veteran's Day/Westwood Day Expenses						
34. Total Culture and Recreation	162,930	163,000	166,000	3,000	1.8%	Taxation
35. Other						
35. Communications Systems	162,930	163,000	166,000	3,000	1.8%	Taxation
35. Total Other	20,812,337	21,823,705	22,640,063	816,354	3.74%	

Article Budget 3 - FY23 Proposed Operating Budget \$105.2M, 3.9% increase

Appendix D Proposed FY2023 Departmental Salary/Expense Budgets

Description	Expended FY2021	Current FY2022 Budget	Proposed FY2023 Budget	\$ Change FY23 vs FY22	% Change FY23 vs FY22	Funding Source
Westwood Public Schools						
Salaries	40,393,841	43,392,352	44,177,983	785,631	1.8%	Taxation
Expenses	7,953,658	6,620,236	7,584,414	964,178	14.6%	Taxation
Total Westwood Public Schools	48,347,500	50,012,588	51,762,397	1,749,809	3.50%	
36. Blue Hills Regional School Assessment	132,293	129,617	131,397	1,780	1.4%	Taxation
Crossing Guards						
Salaries	84,725	116,241	119,072	2,831	2.4%	Taxation
Expenses	848	3,000	3,000	0	0.0%	Taxation
Total Crossing Guards	85,573	119,241	122,072	2,831	2.4%	
Total School Budgets	48,565,370	50,261,446	52,015,866	1,754,420	3.5%	

Fixed Costs Budgets - School and Municipal

School Employee Benefits/Costs

Retirement Assessments	1,838,124	1,970,534	132,408	7.2%	Taxation
Workers Compensation	371,310	371,310	0	0.0%	Taxation
Unemployment Compensation	130,674	143,738	13,067	10.0%	Taxation
Health Insurance	4,374,957	5,490,256	359,176	7.0%	Taxation
Life Insurance	6,287	8,800	800	10.0%	Taxation
Payroll service/Other	26,712	40,171	1,675	4.4%	Taxation
Medicare Part B	122,111	183,785	61,674	50.5%	Taxation
Social Security Tax	1,863	7,500	0	0.0%	Taxation
Medicare Payroll Tax	554,791	994,652	90,423	10.0%	Taxation
School Employee Benefits/Costs	7,103,360	8,613,196	597,549	6.9%	

Municipal Employee Benefits/Costs

Retirement Assessment	4,051,323	4,602,407	313,118	7.3%	Taxation
Workers Compensation	102,529	174,865	0	0.0%	Taxation
Unemployment Compensation	3,020	20,293	1,845	10.0%	Taxation
Health Insurance	1,700,911	1,818,155	118,945	7.0%	Taxation
Life Insurance	3,662	5,500	500	10.0%	Taxation
Pre-Hire/Payroll/Other	97,049	143,870	1,040	0.7%	Taxation
Public Safety Medical/111F ins	62,356	99,000	3,000	3.1%	Taxation
Medicare Part B	51,958	74,547	0	0.0%	Taxation
Social Security Tax	447	5,000	0	0.0%	Taxation
Medicare Payroll Tax	252,061	391,144	35,559	10.0%	Taxation
Municipal Employee Benefits/Costs	6,325,318	7,334,781	474,007	6.9%	

Article Budget 3 - FY23 Proposed Operating Budget \$105.2M, 3.9% increase

Appendix D Proposed FY2023 Departmental Salary/Expense Budgets

Description	Expended FY2021	Current FY2022 Budget	Proposed FY2023 Budget	\$ Change FY23 vs FY22	% Change FY23 vs FY22	Funding Source
Shared/Other Fixed Costs						
Comprehensive & Liability Insurance	462,938	608,580	608,580	0	0.0%	Taxation
Waste Collection/Disposal Expenses	1,501,025	1,658,284	1,694,500	36,216	2.2%	Taxation
Energy/Sustainability Efforts		58,322	109,811	51,488	88.3%	Taxation
Townwide Hardware/Software Maintenance	415,358	458,650	515,500	56,850	12.4%	\$4,575 Ambulance Receipts/Taxation
Town Wide Newsletter Communication			30,000	30,000		Taxation
Audit Services -Town and School	80,804	81,250	81,250	0	0.0%	Taxation
Total Shared/Other Fixed Costs	2,460,124	2,865,086	3,039,644	174,554	6.1%	
39. Total Benefits/Shared Fixed Costs	15,888,801	18,339,056	19,585,166	1,246,110	6.8%	
Reserve Funds						
40. Select Board Reserve Fund***	0	295,000	295,000	0	0.0%	Taxation
41. Special Town Mtg/Election/Charter	0	25,000	60,000	35,000	140.0%	Taxation
42. Reserve Fund	0	405,000	405,000	0	0.0%	Taxation
Total Reserves	0	725,000	760,000	35,000	4.8%	
Total Fixed Costs Budget	15,888,801	19,064,056	20,345,166	1,281,110	6.7%	
Debt Service Budget						
Municipal Related Debt Service	3,284,359	3,484,593	3,570,725	86,132	2.5%	Taxation
School Related Debt Service	2,664,118	2,264,738	2,248,195	(16,543)	-0.7%	\$1,401,276 Sch Bld Reimb/ \$2,098 Bond Premium/Taxation \$16,280 BAN premium
Total Debt Budget	5,948,477	5,749,331	5,818,920	69,589	1.2%	
		FY23 Debt Change				
		Non Exempt		\$44,662		
		Exempt		\$24,927		
		Total		\$69,589		

Reserve Accounts - Actual expenditures are shown in the budgets to which transfers were made.

*** This reserve budget may be transferred to budgets upon vote by the Select Board.

Article Budget 3 - FY23 Proposed Operating Budget \$105.2M, 3.9% increase

Appendix D Proposed FY2023 Departmental Salary/Expense Budgets

Description	Expended FY2021	Current FY2022 Budget	Proposed FY2023 Budget	\$ Change FY23 vs FY22	% Change FY23 vs FY22	Funding Source
Sewer Enterprise						
Salaries	419,936	474,127	472,655	(1,469)	-0.3%	Sewer Enterprise Funds
Expenses	248,143	194,500	194,500	0	0.0%	Sewer Enterprise Funds
Pumping Stations	153,896	172,000	172,000	0	0.0%	Sewer Enterprise Funds
MWRA Assessment	3,121,245	3,271,442	3,305,425	33,986	1.0%	Sewer Enterprise Funds
Mandated Inspections	40,794	120,000	120,000	0	0.0%	Sewer Enterprise Funds
Sewer Debt & Interest	214,588	164,688	174,088	9,400	5.7%	Sewer Enterprise Funds
System Ext./Repairs	8,828	25,000	25,000	0	0.0%	Sewer Enterprise Funds
Total Sewer Enterprise	4,207,428	4,421,757	4,463,674	41,917	0.9%	

44.

Note: Sewer revenue budget will be Operating Budget Plus:

427,695	433,331	Indirect Costs
4,849,452	4,897,005	Total Sewer Revenue

95,422,413	101,320,295	105,283,685	3,963,390	3.9%
Total Operating Budget				

Town of Westwood
Commonwealth of Massachusetts

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David L. Atkins, Jr., Vice Chair
Kathleen Wynne, Secretary
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PLANNING BOARD
Memorandum

To: Jane O'Donnell, Finance & Warrant Commission Administrator
Finance & Warrant Commission Members

From: Nora Loughnane, on behalf of the Westwood Planning Board

Date: March 23, 2022

Re: Planning Board Zoning Amendment Warrant Articles

In response to questions raised at the March 15th Finance & Warrant Commission meeting, the Planning Board met on March 22nd to clarify its final article language. The Board voted to approve the attached final language for articles 1 thru 6, and to forward the same to the Finance & Warrant Commission with the Board's recommendation for approval.

Following this vote on March 22nd, the Planning Board continued its public hearing on these six Zoning Amendment Warrant Articles to a remote hearing via Zoom on March 29th, beginning at 6:00 pm. The Planning Board's public hearing will run concurrently with the Finance & Warrant Commission's public hearing.

Prior to your discussion of these warrant articles, please grant the Planning Board an opportunity to call its meeting to order. At the conclusion of the Finance & Warrant Commission's public hearing, please grant the Planning Board an opportunity to further continue its public hearing to the Board's next meeting on April 12th.

In response to questions raised at the Finance & Warrant Commission's March 1st Public Hearing, I repeat the summary that was provided by former Town Planner Abby McCabe in a memo dated March 9th:

Article 1 – Mixed-Use & Multi-Family Residential Overlay District (MUMFROD)

The Board has attached a copy of the comments submitted to the Department of Housing & Community Development (DHCD) on March 9, 2022. The Board offers the following reasons why this favorable support should occur now and not be delayed even one year.

Support now and not in one-year or more:

- If Westwood adopts zoning prior to being final, we intend to argue that we comply with the Law. The Law stands as adopted and there is no size requirement in the Legislation.
- This zoning proposal can stand as a model to influence the final DHCD Guidelines.
- Take advantage of the Draft Guidelines being in DRAFT form. Once they are finalized it could be harder to argue compliance when we are not in compliance with the guidelines.
- Education and outreach to the community about this new law is needed now and over the coming months leading up to May 2 Town Meeting and beyond.
- Adopting zoning that complies with the Law is the most defensible position to be in.
- Westwood risks being in non-compliance by the end of 2023. If a majority of Fin Com members are not able to support zoning to allow multi-family housing on one 6.78-acre underutilized property, it is uncertain that favorable support will be reached in the future, let alone a year later.
- When DHCD releases final guidelines it is highly unlikely that the “reasonable size” definition will be less than the 16.5 acres that the Planning Board is proposing.
- Adopting the multi-family zoning now demonstrates to DHCD that we are attempting to comply with the Law.
- We are aware of housing developers interested in properties within a half mile of the train stations. If you do not support adoption now, they have the option of developing the Everett Street property under the existing FMUOD which allows multi-family by special permit, could challenge Westwood soon for non-compliance, or could challenge Westwood in January 2024. Housing developers have been following with the Law and Westwood’s meetings.
- If the Everett Street property is developed under a different zoning district, and if we try to include it in the future zone, it no longer fully meets the “spirit” of the Law if all three of the overlay locations are already fully developed.
- If you wait until the guidelines are finalized, any zoning brought forward that does not fully comply with the reasonable size and housing capacity requirement will not be considered compliant by DHCD. Westwood could not reasonably argue ignorance once the final guidelines are issued.
- You will gain credibility with DHCD for adopting zoning before they finalized the guidelines demonstrating commitment and integrity to stand by the Law.
- The guidelines short timeframe for compliance could have been imposed realizing communities may not realistically be able to comply by the deadline. Thus, more housing could be produced based on challenges because of regional noncompliance. This would quickly increase the multi-family housing supply to meet the law’s goals of increasing the supply and reducing costs.
- A vote in favor means multi-family housing as-of-right could only be permitted at the Everett Street parcel.
- Concerns relative to the intent of the law and compliance should be directed to Westwood’s state representatives that adopted the legislation changes.



The circled areas show the 1/2-radius from the train stations and bus stops. Blue parcels are fully within the 1/2-mile radius while the green parcels are partially in the radius.



The red and blue circles show the half mile radius around the train and bus stops.

Article 2 – Permitting for Solar Arrays

The Board reviewed and discussed the request to consider altering the definition of large scale solar to amend the trigger point for when a solar arrays goes to the Planning Board for a public hearing. The Board considered alternatives other than square footage. Ultimately, the Board concluded that the square footage of a proposed solar array was the best approach because the physical size is what could have the most impact on the land and surrounding neighborhood. However, the size of the threshold that triggers the public review process was reduced from 10,000 sq. ft. to 5,000 sq. ft.

The revised zoning will require a Planning Board public hearing with abutter notification for any solar proposed as a principal use on a lot (commonly referred to a solar farm) and for any solar proposed not on a structure occupying 5,000 sq. ft. or more. The Board felt this size is a more reasonable threshold to be able to hear from abutters when reviewing a solar proposal of this size to work with an applicant to address any concerns raised at a public hearing. A solar array over 5,000 sq. ft. is unlikely to be proposed for a single or two-family residential use. The average size for a solar array not mounted on a structure for a single-family property is under 1,000 sq. ft. The revised zoning language is below and attached.

Large Scale Solar Any solar energy system which is not a “Roof-mounted Solar” and which occupies more than ~~10,000~~5,000 square feet of surface area.

Town of Westwood
Commonwealth of Massachusetts

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PLANNING BOARD

**Zoning Amendment Articles for Annual Town Meeting
As voted on by the Planning Board on March 22, 2022**

Article 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 below:

- 1) Add a new definition to Section 2.0 [DEFINITIONS] AS FOLLOWS:

Institutional Use The use of land, buildings, or structures, or portions thereof, for public or social purposes, but not for commercial or industrial purposes, which may include governmental, religious, educational, charitable, philanthropic, or similar uses not otherwise defined in this Bylaw.

- 2) Amend Section 3.1.3 Overlay Districts as follows:

Add Mixed-Use & Multi-Family Residential Overlay District (MUMFROD)

- 3) Add a new Section 9.9 [Mixed-Use & Multi-Family Residential Overlay District] as follows:

SECTION 9.9 MIXED-USE & MULTI-FAMILY RESIDENTIAL OVERLAY DISTRICT

9.9.1 **Purpose.** The purpose of the Mixed Use & Multi-Family Residential Overlay District (MUMFORD) is as follows:

9.9.1.1 To promote a village-style mix of retail, restaurants, offices, civic uses and multi-family in select commercial areas;

- 9.9.1.2 To reduce auto dependency by providing opportunities for upper-story and multi-family housing near the commuter rail, bus stops, and Amtrak station;
- 9.9.1.3 To promote family supportive housing by encouraging development designed for families with children;
- 9.9.1.4 To help alleviate traffic congestion by allowing more housing near public transportation;
- 9.9.1.5 To ensure pedestrian-friendly development by permitting higher density housing in areas which are walkable to public transportation, shopping, and local services;
- 9.9.1.6 To respond to Town and regional need for family affordable housing by providing more variety of housing types with affordability requirements;
- 9.9.1.7 To generate positive tax revenue by providing as-of-right redevelopment opportunities at underutilized properties and encourage mixed-use redevelopment to provide a customer base for local businesses;
- 9.9.1.8 To encourage economic investment for the redevelopment of underutilized properties;
- 9.9.1.9 To guide development toward previously developed areas to protect undisturbed natural resources;
- 9.9.1.10 To provide opportunities for a more diversified housing stock and more affordable housing units in Westwood as identified in the 2020 Comprehensive Plan Housing Section objective 1, implementing action H1 and Westwood's 2019 Housing Production Plan Goals 6, 7, 8, & 9.
- 9.9.1.11 To ensure compliance with Chapter 40A, Section 3A of the Zoning Act applicable to MBTA Communities.

9.9.2 **Location.** The Mixed-Use & Multi-Family Residential Overlay District (MUMFROD) is herein established as an overlay district as shown on the Official Zoning Map and as described herein. The MUMFROD shall include the following specific parcels, as shown on the Westwood Board of Assessors 'Map, as of January 1, 2022:

- Parcel 23-226 (22 Everett Street);
- Parcel 23-227 (Everett Street);
- Parcel 33-019 (85-91 University Avenue);

Parcel 33-054 (95 University Avenue); and
Parcel 33-056 (120 & 130 University Avenue).

9.9.3 **Granting Authority.** The Planning Board shall be the granting authority for all approvals under this Section. Multi-family residential units and mixed-use development, including any one or more of the specific uses set forth in Section 9.8.5, may be permitted to the extent authorized under a MUMFROD Environmental Impact & Design Review (MUMFROD-EIDR) Approval in compliance with the provisions of this Section. Applications exceeding the maximum residential density set forth in Section 9.9.6.1 shall require a MUMFROD Special Permit from the Planning Board. Any EIDR approval otherwise required pursuant to Section 7.3 of this Bylaw shall be consolidated into the MUMFROD-EIDR Approval of MUMFROD Special Permit and no separate EIDR Approval shall be required.

9.9.4 **Regulations and Application Fees.** The Planning Board shall adopt Rules and Regulations and reasonable Applications Fees for the administration of this Section. Such Rules and Regulations shall include, but not be limited to, the following: application and submittal requirements, application fees, review procedures, reimbursement for consultants, performance guarantees, and procedures for the consideration of MUMFROD-EIDR Approval and MUMFROD Special Permit extensions. All applications submitted under this Section require a public hearing with notification to the Parties of Interest including abutter notification consistent with the Board's Rules and Regulations and M.G.L. Chapter 40A, Section 9 and 11.

9.9.5 **Permitted Uses.** Except as otherwise provided herein and subject to the provisions of this Bylaw applicable to the underlying district, land and buildings in the MUMFROD may be used for any purpose permitted as of right or by special permit in the underlying district. In addition, a mix of the following residential and non-residential uses, to the extent authorized under this Section, are permitted as-of-right upon grant of a MUMFROD EIDR approval by the Planning Board. Any use not listed below as specifically permitted in a MUMFROD development is deemed prohibited.

- 9.9.5.1 Multi-Family Residential Dwelling Units (per density requirements of Section 9.9.6)
- 9.9.5.2 Bank, Financial Institution
- 9.9.5.3 Child Care Facility
- 9.9.5.4 Coffee Shop
- 9.9.5.5 Educational Use
- 9.9.5.6 Ice Cream Parlor
- 9.9.5.7 Institutional Use
- 9.9.5.8 Office of a Health Care Professional
- 9.9.5.9 Personal Services Establishment
- 9.9.5.10 Pet Care Facility
- 9.9.5.11 Professional Services Establishment
- 9.9.5.12 Recreation Facility, Indoor or Outdoor

- 9.9.5.13 Restaurant, with or without entertainment
- 9.9.5.14 Retail Sales & Services
- 9.9.5.15 Accessory parking and accessory parking structures to any of the above permitted uses
- 9.9.5.16 Accessory uses such as solar arrays, sports courts, outdoor seating, patios, and recreational play areas

9.9.6 Residential Density Allowances. Maximum residential densities shall be as specified below:

- 9.9.6.1 Multi-Family Residential Dwelling Units at a maximum density of 15 units per acre shall be permitted as-of-right, subject to MUMFROD-EIDR Approval.
- 9.9.6.2 Multi-Family Residential Dwelling Units at a density exceeding 15 units per acre shall require a MUMFROD Special Permit, which may be issued at the discretion of the Planning Board. Any residential units over and above 15 units per acre shall be subject to the Fiscal Analysis submittal requirement outlined in Section 9.9.12.10.

In the case of a mixed-use MUMFROD development where all residential units are located on upper stories above first floor commercial uses, the maximum residential density shall be calculated by dividing the aggregate lot area of all parcels within the MUMFROD development by the total number of residential units. In all other cases, the residential density shall be calculated by dividing only that portion of the lot area which is attributable to residential development by the total number of residential units in the MUMFROD development.

9.9.7 Dimensional Requirements. Projects approved pursuant to this Section shall adhere to the following dimensional requirements, rather than the dimensional requirements associated with the underlying district. The Planning Board shall review each project’s dimensions to determine the best project for the specific site, and allow deviations from one or more of these dimensional requirements through the issuance of a MUMFROD Special Permit. In all cases, there shall be sufficient separation between any two structures to allow emergency vehicle access. More than one building shall be permitted on any lot.

Minimum Project Area	40,000 SF
Minimum Lot Area	10,000 SF
Maximum Building Height	45 ft.
Minimum Street Frontage	50 ft.
Minimum Lot Width	50 ft.
Minimum Front Setback	10 ft.

Minimum Side Yard Setback	10 ft.
Minimum Rear Yard Setback	20 ft.
Maximum Impervious Surface	80%

9.9.8 **Parking Requirements.** Off-Street parking shall be provided to meet the following minimum requirements:

- 9.9.8.1 Residential Units - 1.25 spaces per unit;
- 9.9.8.2 Restaurants - 1 space per every four seats, plus 1 space for every two employees; and
- 9.9.8.3 All Other Uses - Number of parking spaces shall be determined by the Planning Board.

Developments proposed under this Section may provide fewer parking spaces than otherwise required under Section 6.1.2 [Table of Parking Requirements], where in the determination of the Planning Board, proposed parking spaces are found to be sufficient to meet the needs of the development. In making such a determination, the Planning Board may consider complementary uses and activities, proximity and safe access to public transportation, transportation demand management (TDM) measures, and such other means as may be considered applicable by the Board in its discretion.

All surface parking shall be located at the rear or side of buildings and no parking spaces shall be located between a building and the street. Landscaping and design standards for parking areas set forth in Section 6.1 [Off-Street Parking] shall apply.

9.9.9 **Playground and Recreational Areas.** Any MUMFROD development project that includes fifty (50) or more residential dwelling units shall provide an outdoor play area or common space. The play area or common space shall be appropriate for use by families with children and shall include such features as swings, slides, jungle-gyms, and/or similar play features, as well as tables and chairs or benches. Such facilities shall be constructed to Universal Design standards and accessible to all users.

9.9.10 **Affordability Requirements.** Where any project authorized under this bylaw will result in the development of at least eight (8) new residential dwelling units, the minimum number of dwelling units specified in the table below shall be restricted to meet the definition of Affordable Housing in Section 2.0 of this Bylaw and in the Rules and Regulations. All such affordable dwelling units shall be contained within the MUMFROD project unless the Planning Board determines a proposed alternative to be at least equivalent in serving the Town's housing needs after consultation with the Westwood Housing Partnership and the Westwood Housing Authority. The affordable dwelling units authorized under the provisions of this Bylaw shall be Local Initiative Program (LIP) dwelling

units in compliance with the requirements for the same as specified by the Department of Community Affairs, Massachusetts Department of Housing and Community Development (DHCD), or successor, or affordable dwelling units developed under additional programs adopted by the Commonwealth of Massachusetts or its agencies. All said dwelling units shall count toward Westwood's requirements under Massachusetts General Law Chapter 40B, Sections 20-23, as amended and all affordable dwelling units shall remain affordable in perpetuity. All affordable units shall be indistinguishable from market rate units within the same development and shall be scattered throughout a project.

<u>Total Number of Dwelling Units</u>	<u>Minimum Number of Affordable Dwelling Units</u>
1 to 7 units	0
8 to 9 units	1
10 to 15 units	2
16 to 22 units	3
23 to 26 units	4
27 or more units	15% of the total number of dwelling units, rounded up to the next whole number

9.9.11 **Number of Bedrooms.** Residential portions of MUMFROD projects where more than eight (8) residential units are proposed shall have at least 10% of the total number of residential units as three (3) bedroom units to provide family supportive housing.

9.9.12 **Application Procedures.** The following procedures shall apply in the submission, review, and consideration of any application for development under this Section, as further detailed in the Planning Board's Rules and Regulations.

9.9.12.1 **Submittal Requirements.** To assist the Planning Board in its evaluation of an application for MUMFROD-EIDR Approval or MUMFROD Special Permit submitted hereunder, the Applicant shall submit the following materials at the time of application, except to the extent waived by the Planning Board:

9.9.12.2 **Site Plan.** The site plan shall be prepared by a Registered Professional Engineer or Registered Professional Land Surveyor and shall show the following information, except to the extent waived by the Planning Board:

- 9.9.12.2.1 Existing and proposed plantings, landscaping and screening, which shall show the location, dimension and arrangement of all open spaces and yards, including type and size of planting materials, methods to be employed for screening and proposed grades and a plan for maintenance;
 - 9.9.12.2.2 Location, type, size and dimension of existing trees, rock masses and other natural features with designations as to which features will be retained;
 - 9.9.12.2.3 Dimension and location of existing and proposed buildings and structures;
 - 9.9.12.2.4 Existing topography, including any proposed grade changes;
 - 9.9.12.2.5 Parking areas and facilities, traffic circulation, driveways, loading areas, access and egress points, bicycle parking, bicycle indoor storage;
 - 9.9.12.2.6 Storm drainage, including direction of flow and means of ultimate disposal;
 - 9.9.12.2.7 Provisions for sanitary sewerage and water supply, including fire protection measures;
 - 9.9.12.2.8 Location of all utilities, signage, outdoor storage, recycling and trash disposal areas; and
 - 9.9.12.2.9 Landscape Plan showing existing and proposed plantings, including table showing number, species, and size of all proposed new plantings, as well as description of any proposed disturbance to existing vegetation, or alteration of natural or historic features, whether in relation to temporary access, utility installation, or any other aspects of construction.
- 9.9.12.3 **Exterior Lighting Plan.** The Exterior Lighting Plan shall show the information as required in Section 6.4.4 [Exterior Lighting Plan] of this Bylaw, except to the extent waived by the Planning Board.
- 9.9.12.4 **Traffic Study.** The Traffic Study shall be prepared by a Registered Professional Engineer consistent with study guidelines adopted and from time to time amended by the Planning Board, except to the extent waived by the Planning Board.
- 9.9.12.5 **Drawings/Renderings.** A drawing or rendering of the proposed

building, including color and type of surface materials showing front, rear and side elevations.

- 9.9.12.6 **Photographs.** Photographs showing any existing structures to be altered, the proposed building site and surrounding properties. Applications for alterations and additions shall include photographs showing each existing structure to be altered and its relationship to adjacent properties.
- 9.9.12.7 **Impact Statement.** An explanation of how each of the Building & Design Standards cited in Section 9.7.13 is incorporated into the design of the proposed development. Where a particular standard is not applicable a statement to that effect will suffice. An environmental impact statement prepared in accordance with state or federal regulations may be accepted as a substitute in lieu of this statement.
- 9.9.12.8 **Exterior Material Samples.** A sample of proposed exterior materials shall be presented to the Planning Board to demonstrate the proposed composition, color and texture of each architectural element. An electronic digital submission of the material board shall be submitted at the time of the application filing and a physical material board shall be provided at the public hearing.
- 9.9.12.9 **Drainage & Stormwater Report.** A report detailing stormwater drainage, including direction and flow and means of ultimate disposal. Stormwater drainage runoff calculations used for the drainage system design shall be prepared by a Registered Professional Engineer and must support the sizing of all drainage structures and pipes and demonstrate compliance with the stormwater management standards adopted and as amended from time to time by the Massachusetts Department of Environmental Protection.
- 9.9.12.10 **Fiscal Analysis.** All MUMFROD Special Permit applications requesting a residential density greater than 15 units per acre, shall submit a fiscal analysis demonstrating that the additional proposed residential units will have no significant negative fiscal impact to the Town.
- 9.9.13 **Building & Design Standards.** The following standards shall be utilized by the Planning Board to review and evaluate all applications pursuant to this Section. These standards are intended to provide a frame of reference for the Applicant in the development of their project and building plans as well as criteria for review by the Planning Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specification of one or more particular architectural styles is not included in these standards. The standards of review outlined in this Section shall also apply to all accessory buildings, structures, freestanding signs and other site features, however related to the principal buildings or structures.

- 9.9.13.1 **Preservation of Landscape.** The landscape shall be preserved in its natural state, insofar as practicable. Tree and soil removal shall be minimized, and any grade changes shall be consistent with the general appearance of neighboring developed areas. Due regard shall be given to the attractive utilization of the natural features of the area, including trees, woods, streams and ponds. All open areas which cannot be preserved in their natural state shall be replanted as far as practicable with as many trees and plantings as previously existed.
- 9.9.13.2 **Relation of Buildings to Environment.** The proposed development shall be related harmoniously to the terrain and to the use, scale and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed building. The Planning Board may require a modification in massing so as to reduce the effect of shadows on abutting property, public open space or streets.
- 9.9.13.3 **Open Space.** All open space shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties.
- 9.9.13.4 **Circulation, Traffic Impact, Pedestrian Access and Features.** With respect to vehicular and pedestrian circulation and traffic, including entrances, ramps, walkways, drives and parking, special attention shall be given to location, number and function of access points to the public streets (especially in relation to existing traffic flow, traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, the arrangement, safety and convenience of both vehicle and bicycle parking areas and the effect thereof upon the use and enjoyment of proposed buildings and structures and the neighboring properties, and the traffic impact of the proposed development on nearby public and private streets. Each proposed facility shall have bicycle and stroller parking, and shall make adequate provisions for the convenience of vehicular and pedestrian movement within the site and over clear accessible routes to nearby streets, sidewalks, and public transportation.
- 9.9.13.5 **Stormwater Drainage and Erosion Control.** Special attention shall be given to proper site surface drainage (i) so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system and (ii) so as to minimize any adverse impact upon nearby “downstream” properties. Stormwater shall be removed from all roofs, canopies and paved areas in compliance with the stormwater management standards adopted and from time to time amended by the Massachusetts Department of Environmental Protection. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian

traffic and will not create puddles in the paved area. Erosion and sediment controls must be implemented to prevent any negative impacts during construction or other land disturbance activities. Permanent post-development erosion controls must be implemented and maintained where necessary.

- 9.9.13.6 **Advertising Features.** The size, location, design, color texture, lighting and materials of all permanent signs shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Signage for commercial uses shall be regulated pursuant to Section 6.2 [SIGNS] applying the Local Business (LBA) and Local Business B (LBB) districts, specifically Section 6.2.6 [Signs Allowed in Local Business A (LBA) and Local Business B (LBB) Districts], and Section 6.2.10 [Illumination and Movement], unless another alternative is presented and approved by the Planning Board.
- 9.9.13.7 **Special Features.** Storage areas, service areas, truck loading areas, utility buildings, and other accessory structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required by the Planning Board to prevent their being incongruous with the existing or contemplated environment and the surrounding properties. All towers, antennas and poles shall be sited, designed and sized to have minimal visual impact on nearby properties.
- 9.9.13.8 **Safety.** With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of an accident or attempted criminal act. Traffic to and from any facility shall not cause safety hazards or increased congestion in nearby residential neighborhoods.
- 9.9.13.9 **Heritage.** With respect to the Town's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
- 9.9.13.10 **Microclimate.** With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage or the installation of machinery which emits heat, vapor or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air and water resources or on noise and temperature levels of the immediate environment.

- 9.9.13.11 **Energy Efficiency.** To the maximum extent reasonably practicable, proposals shall utilize energy-efficient technology and renewable energy resources and shall adhere to the principles of energy-conscious design with regard to orientation, building materials, shading, landscaping and other elements. Efforts shall be made to harmonize energy-related components with the character of the building and its surroundings and to prevent adverse effects on the energy consumption of neighboring structures and on the environment.
- 9.9.13.12 **Detrimental Effects.** No proposed facility shall be detrimental to the health, safety or welfare of persons working or living in the neighborhood, or by reason of danger of fire or explosion, environmental pollution, corrosion, toxic or noxious fumes, gas, smoke, soot, dust, odors, noise or vibrations or other hazards.
- 9.9.13.13 **Nearby Properties.** Nearby properties shall be protected against detrimental uses on the site.
- 9.9.13.14 **Exterior Materials.** Exterior walls for the project shall use a combination of architectural masonry materials, including but not limited to brick, glass, stone, stucco, exterior insulation and finishing system (EIFS), high quality siding and shingles, precast concrete architectural panels, stainless steel, split face block. No standard scored or flat face block will be allowed. Stainless steel shall be used solely as accents at entrances or windows, unless otherwise allowed by the Planning Board. Extreme colors shall not be used except as accents at entrances.
- 9.9.13.15 **Rooftop Mechanical Features.** Rooftop mechanical features including heating and air condition units, vents, stacks, mechanical penthouse(s) shall be screened from view at street level by the use of parapet walls or similar screening elements.
- 9.9.13.16 **Air Quality.** Any use whose emissions are such as to cause it to be classified as a major new stationary source of air pollution, as defined by the Environmental Protection Agency (EPA) under the Clean Air Act, and any use required to apply to the Massachusetts Department of Environmental Protection under 310 CMR 7.00 or to EPA under Section 112 of the Clean Air Act for permission to emit asbestos, benzene, beryllium, mercury, vinyl chloride, or radionuclides shall be permitted only upon determination by the Planning Board that compliance with the requirements of those agencies is assured, and that health and safety are adequately protected.
- 9.9.13.17 **Plants and Animals.** Location and design shall not cause avoidable damage to wildlife habitats or corridors, or to any plant species listed as endangered, threatened or of special concern by the Massachusetts

Natural Heritage Program, or to any tree with more than a twenty-four (24) inch trunk diameter one (1) foot above grade. An application for a MBD special permit must include documentation to the Planning Board of having consulted with the Conservation Commission and the Massachusetts Natural Heritage Program regarding these considerations, and that the proposed site either contains no such habitats or materials, or that all feasible efforts to avoid, minimize or compensate for damage have been reflected in the development proposal.

- 9.9.13.18 **Vibration.** Except for blasting and other activities within the jurisdiction of the Board of Fire Prevention Regulations, no use shall be allowed which produces vibration at or beyond the boundaries of the premises exceeding two-thirds (2/3) the frequency/amplitude limitations established by the Board of Fire Prevention Regulations at 527 CMR 13.11 (18) for three (3) minutes or more in any hour between 7:00 am and 9:00 pm or for thirty (30) seconds or more in any hour between 9:00 pm and 7:00 am.
- 9.9.13.19 **Electrical Disturbances.** No EMF emission shall be permitted which adversely affects the operation of any equipment on other properties.
- 9.9.13.20 **Historic and Archaeological Sites.** Location and design shall not cause avoidable damage or impairment to the historic or archaeological value of buildings on sites recorded on the Massachusetts Register of Historic Places. An application for a MUMFROD-EIDR Approval or MUMFROD Special Permit shall include documentation that either the site does not contain or impact such buildings or sites, or that any potential damage or impairment has been effectively mitigated.
- 9.9.13.21 **Solid Waste.** Each development must document arrangements for satisfactory disposal of tree stumps and debris resulting from construction, and must make permanent arrangement for satisfactory on-site storage of refuse and recycling materials pending their removal, such storage to be screened from public view, secure from vermin, birds or other animals, and located to present minimal hazard in the event of fire and minimal threat to water quality in the event of container failure.
- 9.9.13.22 **Water Quality.** Any development under this Section which lies within the Water Resources Protection Overlay District (WRPOD) and which involves a use requiring a special permit under Section 9.3 shall be reviewed pursuant to Section 9.3 with the Planning Board designated as the special permit granting authority. Any use which is prohibited in the Water Resources Protection Overlay District (WRPOD) pursuant to Section 9.3 shall be prohibited in the MUMFROD.

9.9.14 **MUMFROD-EIDR Approval Decision & Conditions.** A MUMFROD-EIDR Approval shall be granted upon the determination of the Planning Board that the application meets the objectives cited in the purpose of this Section and that the proposal is in conformance with requirements of this Section. The Planning Board may impose reasonable conditions, safeguards or limitations on design, time or use at the expense of the Applicant, to promote these objectives and serve the purposes of this Section. The Board may require a performance guarantee to ensure compliance with these conditions.

9.9.15 **Special Permit Decision.** A MUMFROD Special Permit shall be granted upon the determination of the Planning Board that the application meets the objectives cited in the purpose of this Section, that the proposal is in conformance with requirements of this Section, and upon the following positive findings:

9.9.15.1 In cases where a MUMFROD Special Permit allows for residential density in excess of 15 units per acre, the Planning Board must find that the higher residential density is necessary for the project's feasibility, and that said density will have no adverse impact on the public health, public welfare, or public safety of any nearby neighborhood, adjacent properties, or the Town as a whole. Additionally, the Board must find that the fiscal impact from the additional residential units will not have a significant negative fiscal impact on the Town, or that that the Applicant has appropriately mitigated any negative fiscal impact so as to render the project sufficiently beneficial to the Town.

9.9.15.2 In cases where a MUMFROD Special Permit allows for deviations from dimensional requirements of this Section, the Planning Board must find that the alternate dimensional requirements result in an improved project design, and that the resultant project will have no adverse impact on the public health, public welfare, or public safety of any nearby neighborhood, adjacent properties, or the Town as a whole.

9.9.16 **Modifications.** Once a MUMFROD-EIDR Approval or MUMFROD Special Permit has been granted by the Planning Board, any subsequent changes which the Building Commissioner determines to be more than minor in nature, shall require the Planning Board's consideration of a modification of the MUMFROD-EIDR Approval or MUMFROD Special Permit at a duly noticed public meeting. If the Building Commissioner determines that such changes will substantially affect or alter the visual appearance of the building facade or roof or will substantially affect or alter traffic flow or modify the site plan, said changes shall require the Planning Board's consideration of a formal Amendment of the MUMFROD-EIDR Approval or MUMFROD Special Permit at a new public hearing. Alterations determined by the Building Commissioner to be minor in nature, shall be reviewed and considered for approval by the Town Planner. Application and submittal items shall be the same as set forth in this Section. The Town Planner, within 21 days of receipt of a complete application, shall review

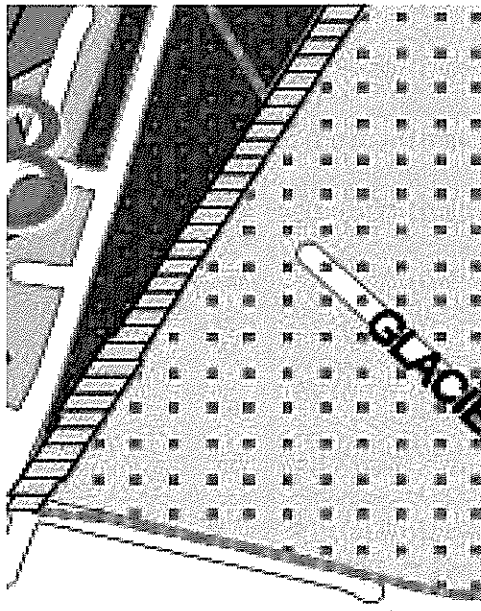
the application and submittal items for conformance with the standards set forth herein, and shall issue an Administrative Approval, an Administrative Approval with Conditions, or an Administrative Denial of said application. In the case of an Administrative Approval with Conditions or an Administrative Denial, the applicant may apply to the Planning Board for further consideration of the MUMFROD-EIDR Modification Application in the course of a duly noticed public hearing.

9.9.17 **Lapse.** A MUMFROD-EIDR Approval or MUMFROD Special Permit shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within two (2) years following the grant of said approval or special permit by the Planning Board. The Planning Board may extend such approval, for good cause, upon the written request of the Applicant.

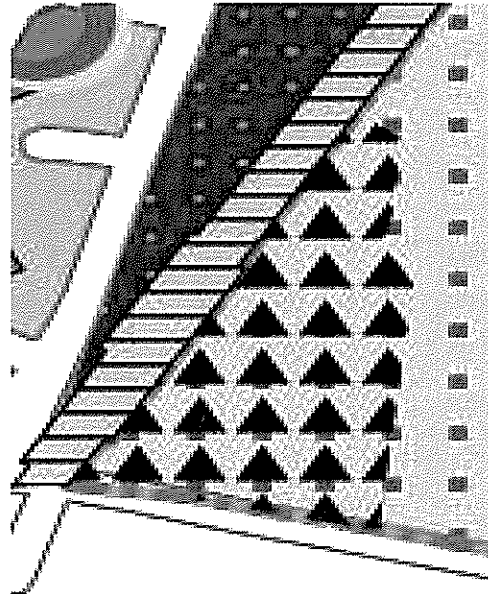
9.9.18 **Reimbursement for Consultants.** It is contemplated that in some cases it will be necessary for the Planning Board to hire consultants in connection with the review and evaluation of applications under this Section. The Planning Board will be reimbursed by the Applicant for the reasonable fees and expenses of such consultants, and each application for an approval or special permit hereunder shall contain an agreement by the Applicant to that effect.

- 4) Amend the Official Zoning Map to add Mixed-Use & Multi-Family Residential Overlay District (MUMFROD) over 22 Everett Street (Map 23, Lot 226); Everett Street (Map 23, Lot 227); 85-91 University Avenue (Map 33, Lot 019); 95 University Avenue (Map 33, Lot 054); 120 & 130 University Avenue (Map 33, Lot 056).

Existing Zoning at Map 23
Lots 226 & 227



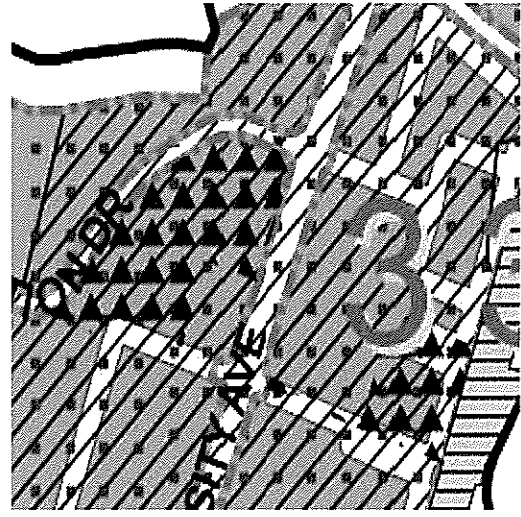
Proposed Zoning at Map 23
Lot 226 & 227



Existing Zoning at Map 33, Lots 019,
054, 056



Proposed Zoning at Map 33, Lots 019,
054, 056



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 & Design Review; and by adding a new Section 7.7 [Solar Design Review and Approval]; as set forth below:

(New language shown in underlined red font, language to be removed shown with strikethrough.)

- 1) Amend Section 2.0 [DEFINITIONS] as follows:

Ground-mounted and Other Solar Any solar energy system arrays, facilities, or solar photovoltaic installations which does not meet the definition of “Roof-mounted Solar” or “Large Scale Solar”.

Roof-mounted Solar Any solar arrays, facilities, or solar photovoltaic installations mounted to the roof or top of a ~~of a principal building~~ structure and which do not extend or project beyond the ~~principal building’s eaves, ridge, or sides of said structure. roof and~~ at the same pitch as the existing roof.

- 2) Add new definition to Section 2.0 [DEFINITIONS] as follows:

Large Scale Solar Any solar energy system which is not a “Roof-mounted Solar” and which occupies more than 5,000 square feet of surface area. or has a capacity greater than 250 kW-DC.

- 3) Amend Section 1.1.2 [Table of Principal Uses] to add new 4.1.7.5, 4.1.7.6, and 4.1.7.7 as follows and renumber subsequent sections as needed:

PRINICPAL USE	DISTRICTS												
	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
4.1.7 OTHER USES													
4.1.7.5 <u>Ground-mounted and Other Solar pursuant to Section 7.7¹⁰</u>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

4.1.7.6 Roof-mounted Solar ¹⁰	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.1.7.7 Large Scale Solar pursuant to Section 7.7 ¹⁰	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

4) Add new Note 10 to Section 4.2 NOTES FOR TABLE OF PRINCIPAL USES as follows:

¹⁰ All solar energy systems must comply with Section 5.0 [DIMENSIONAL REQUIREMENTS], and 5.2 [TABLE OF DIMENSIONAL REQUIREMENTS], including minimum setback requirements for the district in which they are installed.

5) Amend Section 4.3.1 [Table of Accessory Uses] as follows:

ACCESSORY USE	DISTRICTS												
	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
4.3.2 ACCESSORY USES IN ALL DISTRICTS													
4.3.2.6 Roof-mounted Solar ³	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.3.2.7 Ground Mounted & Other Solar pursuant to Section 7.7 ³	BA <u>Y</u>	BA <u>Y</u>	BA <u>Y</u>	BA <u>Y</u>	BA <u>Y</u>	BA <u>Y</u>	BA <u>Y</u>	BA <u>Y</u>	BA <u>Y</u>	BA <u>Y</u>	BA <u>Y</u>	BA <u>Y</u>	BA <u>Y</u>
<u>4.3.2.8 Large Scale Solar pursuant to Section 7.7³</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>

6) Amend footnote 3 under Section 4.4 [NOTES FOR TABLE OF ACCESSORY USES] as follows:

³ All solar energy systems must comply with Section 5.0 [DIMENSIONAL REQUIREMENTS], and 5.2 [TABLE OF DIMENSIONAL REQUIREMENTS], including minimum setback requirements for the district in which they are installed.

- 7) Amend Section 7.3 [ENVIRONMENTAL IMPACT AND DESIGN REVIEW] to add a new Section 7.3.2.7 as follows:

7.3.2.7 Solar Arrays, Facilities, and Photovoltaic Installations. Large Scale Solar and Other Solar shall require review and approval pursuant to Section 7.7 of this bylaw. Roof-mounted Solar is not subject to review pursuant to Section 7.3 or Section 7.7 and may be installed upon issuance of applicable Building and Electrical Permits.

- 8) Add new Section 7.7 [Solar Design Review and Approval] as follows:

7.7.1 Purpose. The purpose of this Section is to facilitate the siting and location of Large Scale Solar and Other Solar, by establishing criteria for the layout, scale, safety and environmental impact of these types of solar energy systems. The intent is to provide more information and regulatory scrutiny to protect the public health, safety, and welfare of the community, while encouraging broader use and conversion to solar and renewable energy systems with minimal impact to neighborhoods.

7.7.2 Applicability. This Section shall only apply to Large Scale Solar and Other Solar energy systems as defined in Section 2.0 of this Bylaw. Large Scale Solar, and Other Solar which is proposed as a principal use, shall be subject to review pursuant to Section 7.7.3. Other Solar, which is proposed as an accessory use, shall be subject to review pursuant to Section 7.7.4. A solar energy system shall be considered a principal use if it is the only use on the parcel or if the footprint of the components of the solar energy system exceeds the footprint of all other structures on the lot. Any review pursuant to this Section shall be limited to review of features related to site placement, setbacks, height, impervious surface, landscaping, screening, and stormwater management provisions consistent with M.G.L. Chapter 40A Section 3.

7.7.3 Planning Board Design Review and Approval. Planning Board Design Review and Approval shall be required for any Large Scale Solar energy facility and for any Other Solar energy facility proposed as a principal use.

7.7.3.1 Procedures. An application for review and approval pursuant to this Section shall be accompanied by a site plan and other application material in accordance with Section 7.7.5. Said application shall be reviewed for compliance with the requirements specified in Sections 7.7.6 through 7.7.14 below and the Planning Board's rules and regulations.

7.7.3.2 **Public Hearing.** The Planning Board shall hold a public hearing in accordance with its rules and regulations and shall provide its decision forthwith to the Building Commissioner and Applicant.

7.7.3.3 **Decision.** The Planning Board shall make a determination that the application meets the purpose of this Section and that the proposal poses no negative or adverse impacts to the public health, public welfare, or public safety of the neighborhood. Aesthetics are not a reasonable cause for denial. The Planning Board may impose reasonable conditions at the expense of the Applicant, including conditions related to landscaping and screening requirements.

7.7.4 **Administrative Design Review and Approval.** Administrative Design Review and Approval shall be required for any Other Solar energy facility proposed as an accessory use.

7.7.4.1 **Procedures.** An application for review and approval pursuant to this Section shall be accompanied by a site plan and other application material in accordance with Section 7.7.5, unless waived by the Town Planner. Said application shall be reviewed for compliance with the requirements specified in Sections 7.7.6 through 7.7.13 below. The Town Planner shall review the application and shall provide a decision forthwith to the Building Commissioner and Applicant.

7.7.4.2 **Decision.** The Town Planner shall make a determination that the application meets the purpose of this Section and that the proposal poses no negative or adverse impacts to the public health, public welfare, or public safety of the neighborhood. Aesthetics are not a reasonable cause for denial. The Town Planner may impose reasonable conditions at the expense of the Applicant, including conditions related to landscaping and screening requirements.

7.7.4.3 **Further Review by Planning Board.** If an Applicant objects to any conditions of an Administrative Approval hereunder, the Applicant may apply to the Planning Board for further consideration of the Application. In such an event, the Planning Board shall hold a duly noticed public hearing and consider the Application pursuant to Section 7.7.3.

7.7.5 **Submittal Requirements.** Applicant shall provide the following documents, as deemed applicable by the Planning Board:

- a) A site plan prepared by a Registered Professional Engineer, Land Surveyor, Landscape Architect, or Architect showing property lines and physical features, including driveways, roads, walks, buildings, any easements, and proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening, vegetation, or structures, setbacks;

- b) Drawings of the solar energy system showing the proposed layout of the system, and potential shading from nearby structures, the distance between the proposed solar system and all property lines and existing buildings and structures, and the highest point of the solar array;
- c) A side view or elevation labelling the proposed height and dimensions of the proposed system;
- d) Documentation of the system components such as the mounting system, panels, and inverter;
- e) The name, contact information of the agent representing the project system;
- f) Photographs of the area proposed for the solar system; and
- g) Operation and Maintenance Plan for Large Scale Solar and Other Solar energy facilities proposed as a principal use only.

7.7.6. Dimensional Regulations. No component of a solar energy system shall be greater than twenty-five (25) feet in height measured from the highest point of the component to the grade directly below. For solar arrays over parking spaces at commercial, industrial, municipal, or institutional facilities, the minimum height shall be fourteen (14) feet.

7.7.7 Placement. No component of a solar energy system shall be located closer than 25 feet from the front lot line. Side and rear yard setbacks must meet the minimum side and rear setbacks set forth in Section 5.0 [DIMENSINAL REQUIREMENTS], 5.2 [TABLE OF DIMENSINAL REQUIREMENTS] for the zoning district in which the solar energy system will be located.

7.7.8 Lot coverage. Ground-mounted solar energy systems shall not be included in the calculations for the lot coverage or impervious cover as defined in Section 2.0.

7.7.9 Signage. Signage to identify the owner and provide 24-hour emergency contact information shall be provided. Solar systems shall not be used for displaying any advertising except for identification of the manufacture or operator of the solar energy system.

7.7.10 Visual Impact. The Planning Board may impose reasonable conditions to minimize visual impacts by preserving natural vegetation, screening abutting properties, or other appropriate measures.

7.7.11 Utility Notification. Applicant shall submit evidence that the property owner has submitted notification to the utility company of the intent to install an interconnected customer-owned generator.

7.7.12 Exterior Lighting Plan. Any exterior lighting shall be consistent with Section 6.4 [EXTERIOR LIGHTING] of the Zoning Bylaw.

7.7.13 Operations & Maintenance Plan. The project proponent shall submit a plan for the operation and maintenance of any ground-mounted solar energy system which shall include measures for maintaining safe access to the installation, stormwater

controls as well as procedures for operation maintenance of the installation and post installation repairs.

7.7.14 Abandonment or Decommissioning. Any solar energy system abandoned or discontinued shall be fully removed within 90 days after date of discontinued operations by the Owner or Applicant. As a condition of approval, the Planning Board shall require a bond, in a form acceptable to the Town and with no expiration date, or shall place into escrow a sum of money sufficient to cover the costs of removing all components of the solar energy system from the subject property. Said bond or escrow funds shall be held by the Town Treasurer. The Property Owner shall consent to the Town's authority to enter upon the property and to remove the facility, in the event the facility has been abandoned or discontinued without removal by the Owner or Applicant.

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) 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 below:

- 1) Amend the Official Zoning Map to change the zoning designation of Assessor's Parcel 21, Lot 43 from Single Residence C (SRC) to Local Business A (LBA);
- 2) Amend the Official Zoning Map to change the zoning designation of a portion of Assessor's Parcel 20, Lot 72 from Single Residence C (SRC) to Local Business A (LBA);
- 3) Amend the Official Zoning Map to expand the FMUOD7/High Street Business District overlay district to include the following parcels:

Assessor's Parcel 21, Lot 42 known as 909 High Street containing the Obed Baker House

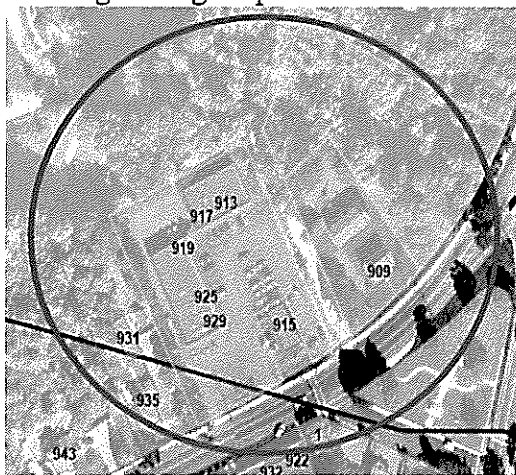
Assessor's Parcel 21, Lot 43 presently undeveloped lot

Assessor's Parcel 20, Lot 72, portion of municipal lot

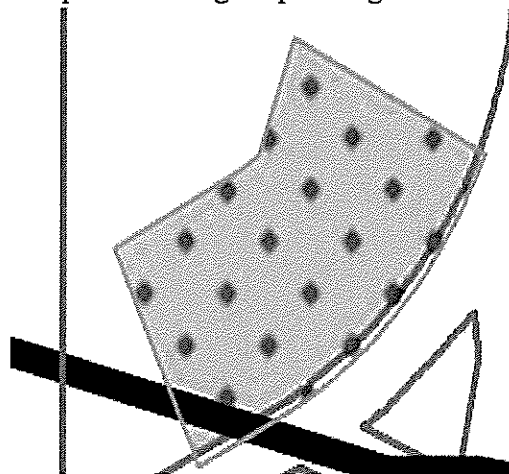
Assessor's Parcel 21, Lot 40 known as 911-929 High Street containing Westwood Plaza

Assessor's Parcel 21, Lot 41 known as 915 High Street containing Dunkin Donuts

Existing Zoning Map:



Proposed Zoning Map Change:



- 4) Amend Section 9.5.8.8 of the Westwood Zoning Bylaw to add “Animal Hospital or Clinic” as a permitted use within the FMUOD7/High Street Business District overlay district, as follows:

9.5.8.8 Additional Uses Permitted by FMUOD Special Permit in FMUOD7:

9.5.8.8.1 Multi-family dwelling.

9.5.8.8.2 Animal Hospital or Clinic.

Article 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 below:

(New language shown in underlined red font, language to be removed shown in strikethrough.)

1) Amend Section 4.5.3.3 as follows:

4.5.3.3 **Variance or Special Permit** ~~Required for New or Expansion of Nonconformity.~~ In the event that the Building Commissioner determines that a proposed alteration to a nonconforming structure increases the nonconformity or results in a new nonconformity and does not meet the requirements of Section 4.5.3.1 nor of Section 4.5.3.2, the Building Commissioner shall determine whether any proposed additional or increased nonconformities will be substantially more detrimental to the neighborhood than those that currently exist. If in the opinion of the Building Commissioner, the proposal is more detrimental, a variance is shall be required in accordance with Section 10.4 of this bylaw. If the Building Commissioner determines that the additional nonconformities are de minimus or are not substantially more detrimental to the neighborhood than a special permit shall be required. ~~If the nonconforming nature of a structure would be increased by the proposed alteration, a variance from Board of Appeals shall be required to allow such alteration.~~ In addition, no nonconforming structure, commercial or residential, shall be altered to accommodate a substantially different use, or to accommodate the same use in a substantially different manner or to a substantially greater extent, unless a variance allowing said alteration is granted by the Board of Appeals.

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 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 below:

- 1) Amend the Official Zoning Map to change the zoning designation of the parcel of land shown as Assessor's Map 24, Lot 82 from Industrial Office (IO) District to Highway Business (HB) District;
- 2) Amend the Official Zoning Map to change the zoning designation for the parcel of land shown as Assessor's Map 24 Lot 3 from unzoned to Highway Business (HB) District;
- 3) Amend the Official Zoning Map to expand the Wireless Communications Overlay District (WCOD) and Flexible Multiple Overlay District 4 (FMUOD4) to include the following parcels:

Assessor's Parcel 24, Lot 82 known as 394 Providence Highway
Assessor's Parcel 24, Lot 3 known as 396 Providence Highway

Existing Zoning Map:



Proposed Zoning Map Change:



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, as set forth below:

(New wording shown in red and underlined, words to be removed shown in strikethrough.)

- 1) Amend Section 3.1.3 Overlay Districts to add the following overlay districts to the list of districts as follows:
University Station Avenue Mixed Use Overlay District (UAMUD)
Substance Rehabilitation Facility Overlay District (SRFOD)
- 2) Amend Section 6.1.2 [Table of Parking Requirements] Section 6.1.5.3 “Office of a doctor or dentist not a resident on premises” to “Office of a Health Care Professional”.
- 3) Amend Section 2 [DEFINITIONS] by adding Massachusetts Department of Agricultural Resources (MDAR) to the definition for Personal Kennel so that the amended definition reads as follows:
Personal kennel - a pack or collection of 4 or more dogs, 3 months old or older, owned or kept under single ownership, for private personal use; provided, however, that breeding of personally owned dogs may take place for the purpose of improving, exhibiting or showing the breed or for use in legal sporting activity or for other personal reasons; provided further, that selling, trading, bartering or distributing such breeding from a personal kennel shall be to other breeders or individuals by private sale only and not to wholesalers, brokers or pet shops; provided further, that a personal kennel shall not sell, trade, barter or distribute a dog not bred from its personally-owned dog; and provided further, that dogs temporarily housed at a personal kennel, in conjunction with an animal shelter or rescue registered with the Massachusetts Department of Agricultural Resources (MDAR) department, may be sold, traded, bartered or distributed if the transfer is not for profit.
- 4) Amend Section 4.4.1 [Home Occupations] to correction the section numbering as follows:
 - 5) 4.4.1.1 **Home Occupations.** Home Occupations may be permitted subject to the conditions below:
 - 4.4.1.2 Not more than two (2) persons other than the residents of the premises shall be regularly employed thereon in connection with such use;
 - ~~4.4.2.1.3~~ 4.4.2.1.3 No stock in trade shall be regularly maintained except for products of the occupation itself, or for goods or materials customarily used incidental to its performance;

~~4.4.3~~1.4 Such use shall not produce noise or other effects observable at the lot lines in amounts exceeding those normal to residential property;

4.4.4.1.5 No external change shall be made which alters the residential appearance of the buildings or structures on the premises; and

~~4.4.5~~1.6 There shall be no exterior display or other outward evidence that the premises are being used for any purpose other than residential (except for a sign as herein permitted).

Estimating the Cost of the Clause 41C1/2 senior exemption **P. Ittig, March 2022**

At a prior meeting of the Finance Commission a question was raised about the cost if Westwood adopts the Clause 41C1/2 senior exemption.

The cost is difficult calculate directly because there is means testing on income based on limits set by the state in the so-called the "*Senior Circuit Breaker*" and I do not have access to income information for senior homeowners in Westwood. Our Finance Director also indicated that she cannot project the cost for this reason.

However, it is possible to **estimate** the cost based on the experience of the Town of Ashland, which **has** adopted the Clause 41C1/2 exemption. Ashland is a somewhat similar Boston suburb with a slightly larger population and a somewhat lower average income. Both towns have about 3000 seniors over the age of 65. See attached table.

In FY2021, Ashland granted 142 exemptions under Clause 41C1/2. If Westwood has a similar response rate for seniors, we should expect the number of successful applicants to be about 5% larger or about 149. However, this estimate is probably too high as Westwood generally has higher incomes than Ashland (see table) and eligibility is limited to those with incomes below the limits set by the state in the so-called the "*Senior Circuit Breaker*".

The exemption amount is limited by a formula related to the average assessed value of homes in the Town. I estimate the exemption to be worth **about \$2500** in Westwood. So, using the estimate of 149 exemptions, this would cost about **\$372 thousand** per year ($149 * \$2500 = \$372,500$). This would be offset by partial state reimbursement of up to \$500 for each exemption granted. Our finance director reported that Westwood will qualify for **37** of those reimbursements or about **\$18,500**. This leaves a net cost of about **\$354 thousand**.

This could be further offset by a reduction in the Town contribution to the Aid to the Elderly & Disabled charity or those funds could be used to offer larger supplemental grants in cases of extreme hardship.

This cost estimate is for the **first year only**. **Over time, the proposed exemptions will probably pay for themselves** because the exemptions will allow seniors to stay in their homes longer. This saves money for the Town because senior homeowners pay property taxes but are relatively light users of Town services and mostly don't have children in the school system which absorbs most of the Westwood budget. Westwood benefits by not pushing out the seniors.

Estimating the cost in future years is much easier, as was confirmed by the Ashland Finance Director, since variation from year to year will probably be small.

Westwood/Ashland Comparison

Population over age 65

	Persons Aged 65 & Over
Westwood	3191
Ashland	3046

Source: Town Clerks

Income 2020

	Median Household Income	Per Capita Income
Westwood	\$160,132	\$71,438
Ashland	\$124,130	\$55,890

Source: US Census Bureau

41C¹/₂ Exemptions

Ashland FY2021	Westwood Estimated
142	149

Applicants meeting state income test

Estimated cost before state reimbursement and offsets:

$$149 * \$2500 = \$372,500$$

State Reimbursement Estimate 37*\$500 = \$18,500.

Net: \$354,000.

Possible additional offset from reduction in discretionary Town contributions to Aid to Elderly & Disabled fund (or those funds could be used to offer larger supplemental grants in cases of extreme hardship).

*Westwood Finance and Warrant Commission
March 2022 Sub-Committee Presentations Meeting
Tuesday, March 15, 2022
ZOOM Webinar
6:00 PM
Meeting Minutes*

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. 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.

The meeting will be live streamed by Westwood Media Center and the public can view the meeting there. Our government channels will be broadcasting the meeting on Comcast channel 12 and Verizon channel 42.

The public is encouraged to watch our meeting via Westwood Media Center live stream and join via Zoom webinar as instructed below. The public will be allowed to make comments, if they wish to do so, during the portions of the meeting designated for public comment.

JOIN ZOOM MEETING:

You are invited to a Zoom webinar.

When: Mar 15, 2022 06:00 PM Eastern Time (US and Canada)

Topic: Finance and Warrant Commission Subcommittee Review

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82390192854?pwd=TEE4L3BLKzVLZXpEbml5MzhWaTNnUT09>

Passcode: 877758

Or Telephone:

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

Webinar ID: 823 9019 2854

https://youtu.be/_ERKfjVpZOA

FinCom Chair Dianne McCarthy called the meeting to order at 6:02 PM and welcomed members to the March 15, 2022 Finance and Warrant Commission Zoom Meeting.

All Finance and Warrant Commission members were present.

The Chair then granted permission to Westwood Media Center to live stream and record the meeting. She also asked if anyone else would like to record this meeting.

Chair McCarthy made introductory comments. She then welcomed all participants; remote members, presenters, and members of the public and press to the FinCom March meeting. Ms. O'Donnell then called the ROLL.

Members were previously provided with the final agenda packet for this meeting and came prepared to hear all presentations.

The Chair then led members in the Pledge of Allegiance.

Chair McCarthy then gave members an overview of current issues discussed by Select Board Members at their most recent meeting.

The Evening's Presenters:

<u>Municipal:</u> <i>Chair:</i> Lauren FitzPatrick <i>Vice:</i> Alex Yale <i>Members:</i> Jim Ferraro, Angeila Hughes, <i>Chris Poreda for C&ED</i>	<u>FinCom Sub-Committee</u> <u>Reports: Municipal</u>
<u>Education:</u> <i>Chair:</i> Bill Bruce <i>Vice:</i> George Laham <i>Member:</i> Mike Gay, Rene Gauthier	<u>FinCom Sub-Committee</u> <u>Reports: Education</u>

The Chair introduced the evening's first presentation. The Municipal Sub-Committee, headed by Chair Lauren FitzPatrick introduced her members. The members of the Sub-Committee presented their report. After The Muni-Sub Com finished their presentation, the Chair asked for

questions and comments from members and then from residents and members of the press. Ms. McCarthy then thanked the Sub-Committee for the tremendous amount of work, time and effort that went into this process.

The Chair then introduced the Education Sub-Committee, headed up by Chair Bill Bruce who introduced his team members. The Sub-Committee members presented their report. After the Sub-Com finished their presentation, the Chair asked for questions and comments from members and then from residents and members of the press. And, just like the Muni Sub-Com, Ms. McCarthy commented at length about the achievements of this Sub-Committee and also thanked them for the tremendous amount of work, time and effort that went into this process.

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: <u>Final Changes/Final Comments</u> Select Board -2 Select Board -4
MEMBERS' QUESTIONS/FEEDBACK	Chair
Questions from Public and Press	Chair
Nora Loughnane- Director, C&ED, Chris Pfaff –Planning Board Chair and members of the Planning Board	Planning Board 2022 ATM Warrant Articles: <u>Final Changes/Final Comments</u> Planning Board -2 Planning Board -3 Planning Board -4 Planning Board -5 Planning Board -6

The Chair introduced Chris Coleman, Town Administrator to give final changes and hear final comments and/or take members questions on SB Articles 2 & 4. Select Board Chair Mike Walsh was also on hand to give comment and feedback. Mr. Coleman informed the Commission that at their meeting on March 14, the Select Board removed the remaining miscellaneous articles and added SB-5 Article: Acquisition of Real Property (90 Deerfield Avenue – American Legion Hall).

Mr. Coleman and Mr. Walsh, then presented a summary update on this article and promised more information as soon as it became available. The Chair then opened the meeting to questions and comments from members. Followed by questions and comments from public and press.

Pam Dukeman, Finance Director then provided a quick financial update to the members that she had provided to the Select Board at their last meeting the night before.

The evening's next Sponsors were Nora Loughnane, C&ED Director and Chris Pfaff, Planning Board Chair to give final changes and hear final comments and/or take members questions on PB Articles 2-6. Ms. Loughnane took questions and comments from members. Town Counsel Patrick Ahearn was also on hand to provide additional advice and details on the Planning Board Articles. The Chair then called for final questions and comments from members regarding the 2022 Planning Board Articles. Public and Press were also provided the same opportunity.

Then the Chair asked for a motion to approve the March 1, 2022 minutes, a motion was made and seconded to accept the minutes. The Chair asked if members were ready to approve the March 1, 2022 minutes which passed with a vote of 14 members in favor and one opposed.

The Chair then called for a vote to close the public portion of the meeting in order for FinCom to deliberate and vote on Select Board Articles 2 & 4 and Planning Board Articles 2-6. A motion was made and seconded. The roll call passed with 14 in favor and one opposed.

Select Board-2	Obed Baker House – Disposition of Town-Owned Property	Select Board
Select Board-4	Disposal of Real Property (50 Carby Street – Grant of Easement for Driveway)	Select Board
Planning Board -2	Zoning Amendments Relative to Permitting and Approval of Solar Arrays	Planning Board
Planning Board -3	Zoning Amendments Relative to Property on High Street in the Vicinity of the Historic Obed Baker House and Westwood Plaza	Planning Board
Planning Board -4	Zoning Amendment Relative to Expansion of Nonconforming Uses and Structures	Planning Board

Planning Board -5	Zoning Map Amendment 394 and 396 Providence Highway	Planning Board
Planning Board- 6	Housekeeping Zoning Article	Planning Board

The Chair informed the members that the FinCom would deliberate and vote on SB 2& 4 and PB Articles 2-6. The Chair called for deliberation of SB Article 2. The Chair called for a vote and ROLL was called; the vote was unanimous recommendation of the FinCom for the approval of SB Article 2. The Chair called for deliberation of SB Article 4. The Chair called for a vote and ROLL was called; the vote was unanimous recommendation of the FinCom for the approval of SB Article 4. The Chair called for deliberation of PB Article 2. The Chair called for a vote and ROLL was called; the vote was unanimous recommendation of the FinCom for the approval of SB Article 2. The Chair called for deliberation of SB Article 3. During deliberation it was noted that the language provided to FinCom for the Planning Board Articles was not the final language. After discussion and advice from Town Council, the Chair called for a vote to rescind the vote for PB Article 2. ROLL was called; the vote was unanimous to rescind the vote for the approval of PB Article 2. Ms. Loughnane will provide FinCom with the final language for all Planning Board Articles as soon as possible, so the members have sufficient time to review them prior to FinCom's final Public Hearing on March 29.

The Chair then thanked all presenters and members for all their input at this meeting and then asked for a motion to adjourn after announcing that FinCom will not meet on a second night of March 16. A motion was offered and seconded. A ROLL CALL vote was taken unanimously in favor.

Meeting Adjourned at 8:56PM

For a complete video of the 3/15/22 FinCom meeting please see the following link:
<https://westwoodmediacenter.tv/>

To view all FinCom Agenda Packets with related materials and presentations, please click on the link below.
<https://www.townhall.westwood.ma.us/home/showpublisheddocument/24408/637786229831970000>