



PUBLIC NOTICE POSTING REQUEST TO OFFICE OF THE WESTWOOD TOWN CLERK

TIME STAMP

ORGANIZATION: Finance and Warrant Commission

2014 OCT -2 A 10: 55

MEETING

PUBLIC HEARING (Please circle appropriately)

TOWN OF WESTWOOD

DATE: October 20, 2014

TIME: 7:30 P.M.

LOCATION: Library Community Meeting Room

PURPOSE: Special Town Meeting Public Hearing

REQUESTED BY: Sheila Nee

NOTE: Notices and agendas are to be posted at least 48 hours in advance of the meetings excluding Saturday, Sundays, and legal holidays. Please keep in mind the Town Clerk's business hours of operation and make the necessary arrangements to be sure this notice is received and stamped in the adequate amount of time.

LIST OF TOPICS TO BE DISCUSSED

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

November 17 Special Town Meeting warrant article sponsors:

Planning Board

1. Amendments to the Zoning Bylaw – Section 2.0 [Definitions] and/or Section 4.1 [Principal Uses], including amendments related to various motor vehicle uses

This article would create a separate use category for Car Wash and to permit such use in the Highway Business District by a Special Permit granted by the Zoning Board of Appeals.

2. Amendments to Zoning Bylaw – Section 7.3 [Environmental Impact and Design Review (EIDR)]

This article is intended to amend the EIDR section of the Zoning Bylaw to clarify the types of non-residential projects that require review under this section, and to ensure consistency between this bylaw section and the provisions of MGL Chapter 40 Section 3A with respect to EIDR review of exempt uses. The article will also establish a streamlined administrative EIDR review procedure for proposed alterations to existing non-residential properties which are clearly minor in nature and fully compliant with specified performance standards.

3. Amendments to Zoning Bylaw - Section 7.0 [Special Regulations], including the addition of a new Section 7.5 [Non-Residential Access Special Permit]

This article would establish a Planning Board Special Permit review procedure for any proposed non-residential, multi-family residential, and/or mixed use development project which proposes access onto an existing street, and which is not otherwise subject to Planning Board review under EIDR, FMUOD or UAMUD sections of the Zoning Bylaw. It is intended to allow an opportunity for public review of projects which could be expected to generate traffic on local roads, whether or not such projects are located wholly or partially within the Town of Westwood.

4. Amendments to Zoning Bylaw - Section 6.1 [Off-Street Parking]

This article proposes revisions to the special permit procedure for the approval of Planning Board special permits to permit reduced parking requirements where minimum required parking requirements are deemed unnecessary in light of the particular characteristics of a development or use. This article also establishes maximum parking requirements, in addition to current minimum parking requirements, for all non-residential uses.

5. Amendments to Zoning Bylaw – Section 9.7.10 [University Avenue Mixed Use District (UAMUD) Signage]

This article would revise the signage provisions within the UAMUD bylaw section to compliment an Alternative Sign Package.

6. Housekeeping Amendments to various section of the Westwood Zoning Bylaw and Official Zoning Map as may be necessary to correct errors or inconsistencies and to clarify such sections

This article is intended to allow for corrections of minor errors or inconsistencies within the Zoning Bylaw which might come to light during the review of proposed amendments.

7. Adoption of Demolition Delay Bylaw as a General Bylaw

This article would implement the Comprehensive Plan objective which recommends the adoption of a demolition delay period to allow for the consideration of various preservation alternatives for properties deemed to be of significant historical value to the Town.

Board of Selectmen

1. Budget – FY15 State Aid Adjustment

This article would appropriate the small amount of additional state aid received as part of the final state budget but after the completion of May Town Meeting to municipal accounts in order to utilize the \$17,517 in FY15.

2. Budget – FY15 Budget Adjustment

This article would adjust any funds within the FY15 operations budget from one account to another, if necessary, to cover any budget changes.

3. Design and Preparation Funds for Fire Station (Islington)

This article would appropriate funds for the design, preparation and incidental cost of a new Fire Station in Islington on its current location.

4. Design and Preparation Funds for Police Station

This article would appropriate funds for the design, preparation and incidental cost of a new Police Station behind its current location.

5. Potential Capital Article

This article would appropriate funds for capital items such as a new DPW field equipment shed and/or to further study the need to renovate the Main Fire Station.

6. Adoption of Meals Tax

This article would seek to accept Chapter 64L, Section 2(a) of the Massachusetts General Laws which would provide the Town with the option to add 0.75% to the state's meals tax as a source of local tax revenue, as has been implemented by many other Massachusetts communities.

7. Roadway and Takings – University Station

This article would establish the roadway layout for University Station and authorize the Board of Selectmen to acquire and/or take land necessary for the roadway layout.

8. Road Acceptance

This article is a placeholder for any private roads that may come before the Town to be accepted as a public way.

9. Building Permit Fee Account – University Station

This article authorizes the Board of Selectmen to accept building permit fee payments made since the 2014 Spring Annual Town Meeting made from the University Station Project and to allocate these funds to the appropriate services.

10. Tax Increment Financing

This article would authorize the Board of Selectmen to negotiate a Tax Increment Financing Plan with a company or companies that express interest in locating in Town.

11. Article to fund the preparation of plans and bid documents for the reconstruction of the Deerfield School athletic fields

This article is intended to appropriate funds to prepare the plans and bid documents for the reconstruction of the Deerfield School athletic fields in order to qualify for reimbursed mitigation payment from the University Station Development.

12. Article to amend the Town Procurement Bylaw

This article would amend the Town's Procurement Bylaw, changing the language from "\$25,000" to "*as required by M.G.L.*" so the Town will continue to comply with changes made to the statute.

13. Adopt Chapter 138, Section 15F – Special license for sale of wine produced by farmer-winery for off-premise consumption at indoor or outdoor agricultural event

This article would adopt Chapter 138, Section 15F - Special license for sale of wine produced by farmer-winery for off-premise consumption, which would allow for the sale of locally produced wine at the Westwood Farmer's market.

14. Easement for Algonquin Gas – Downey Terrace

This article would authorize the Board of Selectmen to provide an easement on a section of Downey Terrace for the purpose of installing a new Algonquin gas line which connects to Texas Eastern Transmission and Maritimes & Northeast.

15. Remove Fire Association from Civil Service

This article would authorize the Board of Selectmen to petition the legislature by Home Rule Petition to remove new hires and promotions within the Fire Department from Civil Service.

16. Miscellaneous Article (Adopt Ch. 40 Sec. 58 MGL Municipal Charge Lien)

The miscellaneous articles are intended to serve as placeholders should any be necessary to bring to Town Meeting. One issue being considered is the adoption of Chapter 40, Section 58 of the Massachusetts General Laws which allows the town to impose a municipal charge lien on real property for any unpaid local charge or fee.

17. Miscellaneous Article

The miscellaneous articles are intended to serve as placeholders should any be necessary to bring to Town Meeting. The Board of Selectmen will decide on any additional articles to be brought before the Special Town Meeting in advance of the Finance and Warrant Commission's public hearing.

Approval of September 9 and 23, 2014 meeting minutes (tentative).

NOTE: *Per changes to Open Meeting Law, effective July 1, 2010, notice of any meeting of public body shall include "A listing of topics that the chair reasonably anticipates will be discussed at the meeting". Topics must give enough specificity so that the public understands what will be discussed, but not necessarily all items that may come up. Please list those topics above.*

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