



PUBLIC NOTICE POSTING REQUEST TO OFFICE OF THE WESTWOOD TOWN CLERK

TIME STAMP

2014 FEB 18 A 11:

**ORGANIZATION: Finance and Warrant
Commission**

TOWN CLERK
TOWN OF WESTWOOD

MEETING

PUBLIC HEARING (Please circle appropriately)

DATE: February 24, 2014

TIME: 7:30 P.M.

LOCATION: High School Little Theatre

PURPOSE: Public Hearing – Annual Town Meeting Warrant Articles

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

UPDATED MEETING POSTING

Town Clerk Article

1. **Town Bylaw Amendments(s)** – This article is intended to present various Bylaw revisions recommended by the Town Bylaw Review Committee to update the Bylaws.

Board of Selectmen Articles

1. **Street Acceptances** - This is an article that accepts private roads that have been constructed and/or brought to the Town's standards and are presented for acceptance as Town ways.
2. **State Grants (i.e. Chapter 90, MassWorks, etc.) Allocation for Road Improvement** - This article authorizes the acceptance of any state funds, including Chapter 90 and MassWorks funds that are allocated for maintenance of the Town's public ways.
3. **Fund University Avenue Building Fee Reserve** – This article authorizes the Board of Selectmen to allocate additional building permit fee payments from the University Station project, to allocate the appropriate services related to permitting, inspection, legal valuation, and other services prior, during, and after construction.
4. **Acceptance and Authorization (multiple) use of University Station Development Agreement Payments** – This article authorizes the Board of Selectmen to accept additional mitigation funds required by the Development Agreement with University Station and to allocate these funds as required under this Agreement.

5. **Land Taking for Right of Way and Construction Easements for University Station** – This article ensures that the Board of Selectmen has the authority to do additional layouts and takings if necessary to implement the University Station’s final plans.
6. **Tax Increment Financing** – This article authorizes all the steps necessary to enter into a Tax Increment Financing (TIF) Agreement with potential office tenants for a portion of the University Station project should an opportunity arise.
7. **Land Taking for Right of Way and Construction Easements for Downey School** – This article ensures that the Board of Selectmen has the authority to do additional layouts and takings if necessary to implement the sidewalk construction final plans leading to the Downey School.
8. **Article to Increase the Amount from \$5,000 to \$10,000 in Purchasing Competitive Pricing** – This article is intended to update the Town’s Bylaws to be consistent with the recently changed Massachusetts General Law which changed the minimum value of a purchase that requires three (3) competitive prices from \$5,000 to \$10,000.
9. **Obed Baker House Article** – This article holds a space on the warrant in the event a project emerges from the ongoing Task Force process related to the disposition of the Obed Baker House.
10. **Zoning Article for Parcel (Obed Baker House)** – This article is intended to make changes to the Official Zoning Map, specifically the zoning of the parcels Map 21, Lots 042 and 043 on which the Obed Baker House is currently located.
11. **Real Estate Acquisition / Transfers** – This article is intended to seek authorization to acquire one or more parcels that may be necessary to construct or expand a municipal facility.
12. **Architect Design Funds** – This article is intended to provide funding to proceed with the preparation of design and bid documents for Public Safety facilities.
13. **Municipal Task Force Miscellaneous Article(s)** – This article is intended to provide a funding mechanism for conducting studies, preparing conceptual plans, acquiring and/or putting deposits on parcels of land, conducting appraisals and cost estimates, all intended for expanding and maintaining municipal facilities and services within the community.
14. **Child Safety Zone Bylaw** – This article would adopt a Child Safe Zone Town Bylaw which would identify specific locations of particular risk within the community and designate them as “safe zones” that Registered Sex Offenders cannot be in.
15. **Miscellaneous Article(s)** – The Board of Selectmen has reserved three (3) miscellaneous articles that serve as placeholders in support of Town Government that may come up before the official Warrant is approved.

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Planning Board Articles

1. **Amendments to the Westwood Zoning Bylaw and Official Zoning Map related to Section 9.5 [Flexible Multiple Use Overlay District (FMUOD)]** – This article is intended to establish new FMUOD districts overlaying the Islington and Westwood Town Centers.
2. **Amendments to the Westwood Zoning Bylaw and Official Zoning Map related to Section 9.6 [Mixed Use Overlay Districts (MUOD)]** – This article is intended to delete all references to the MUOD section from the Zoning Bylaw.
3. **Amendments to the Westwood Zoning Bylaw related to Medicinal Marijuana Use, including Section 2.0 [Definitions], Section 4.1 [Principal Uses], and Section 4.2 [Notes for Table of Principal Uses], and Section 4.6 [Interim Regulations for Medicinal Marijuana Use]** – This article is intended to amend the Zoning Bylaw to include specific special permit requirements for

Medicinal Marijuana Uses and to remove the section which established a moratorium prohibiting the issuance of Medicinal Marijuana Use special permits prior to May 6, 2014.

4. **Amendments to the Westwood Zoning Bylaw related to restaurants, including Section 2.0 [Definitions], Section 4.1 [Principal Uses], and Section 4.3 [Accessory Uses]** – This article is intended to permit restaurants as an accessory use in office buildings within the Industrial (I) and Industrial-Office (IO) Districts.
5. **Amendments to the Westwood Zoning Bylaw related to Section 2.0 [Definitions]** – This article is intended to amend certain definitions at the request of the Building Commissioner, including definitions for “corner lot” and “story”.
6. **Amendments to the Westwood Zoning Bylaw related to Section 4.5 [Non-conforming Uses and Structures]** – This article is intended to amend the Zoning Bylaw provisions which pertain to non-conforming uses and structures at the request of the Building Commissioner, to remove any ambiguity and ensure a consistent application of these provisions.
7. **Amendments to the Westwood Zoning Bylaw related to Section 5.0 [Dimensional Requirements], including the Table of Dimensional Requirements** – This article is intended to amend certain dimensional requirements, including the setback requirements within the Local Business A (LBA) and Local Business B (LBB) Districts to encourage village style redevelopment within these areas.
8. **Housekeeping Amendments to various sections of the Westwood Zoning Bylaw and Official Zoning Map as may be necessary** – This article is intended to allow for any amendments which are needed to correct errors or inconsistencies, or to clarify sections of the Zoning Bylaw.
9. **Endorse the Dedham-Westwood Bicycle and Pedestrian Plan** – This article is intended to permit Town Meeting’s endorsement of the Dedham-Westwood Bicycle and Pedestrian Plan.
10. **Amendments to the Westwood Zoning Bylaw related to Section 6.2 [Signs]** – This article is intended to allow for amendments to those provisions of the Zoning Bylaw which regulate signage, including provisions relating to the composition, location and use of municipal signs.

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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.*