

---

**Westwood  
Finance and Warrant Commission**

**2013 Fall Annual Town Meeting  
Warrant Article Summary**



**Public Hearing  
October 21, 2013 – 7:30 P.M.  
High School Little Theatre**

**Fall Annual Town Meeting  
November 18, 2013**

---



---

Finance and Warrant Commission

Marianne LeBlanc Cummings, Chairman  
Craig Foscaldo, Vice Chairman

David Blessing	Mary Masi-Phelps
Richard Cocivera	Kevin McManus
Barbara Delisle	Denise Murphy
George Hertz	Peter Neville
Peter Kane	Raymond Sleight
Thomas Looney	Robert Uek
	Margery Eramo Young

Sheila Nee, Administrator

*A Message from Chairman Marianne LeBlanc Cummings*

A new Town Charter was adopted at Westwood's 2012 annual election. One of the Charter changes provided for a second business session of the Annual Town Meeting to be held in the last three months of the calendar year on a date to be determined by the Board of Selectmen.

The Board of Selectmen has scheduled the Fall Annual Town Meeting for November 18, 2013.

As the Finance and Warrant Commission (Fincom) prepares for the 2013 Fall Annual Town Meeting, I would like to invite Westwood residents to learn more about the role of the Commission and to urge your participation in our upcoming public hearing.

The Fincom is a fifteen member Commission whose members are appointed by the Town Moderator to serve three-year overlapping terms. In accordance with the Town Charter, the Commission:

- ❖ Considers all articles in Town Meeting Warrants and reports in print its advice, estimates, and recommendations to residents.
- ❖ Studies the financial and other affairs of the Town and advises with officers of the Town as to expenditures and recommendations for appropriations.

The Fincom has scheduled a public hearing devoted to discussing the important issues on which residents will vote at the November 18, 2013 Fall Annual Town Meeting. The public hearing is scheduled for October 21, 2013 and is intended to provide residents the opportunity for public participation and input into matters facing our Town. At this meeting and during additional Fincom meetings, members of the Commission are apprised of the intent, background and details of each article. Through sponsor presentations, member questions and input received from the public, Commission members determine their position and formulate recommendations on the articles. Following public input, the Fincom will vote their recommendation(s) at the conclusion of the October 21 hearing.

The Fincom urges your participation at our upcoming public hearing and at the Fall Annual Town Meeting.



---

**October 21, 2013 Schedule – 7:30 P.M.  
High School Little Theatre**

**Town Clerk**

1. General Bylaw amendments.

**Planning Board**

1. Amendments to the Westwood Zoning Bylaw, Section 8.4 [Senior Residential Development (SRD)].

A Senior Residential Development (SRD) is permitted in all residential districts only upon the issuance of a special permit by the Planning Board. This article would add a clear purpose statement and expand upon certain conditions, restrictions and decision criteria that apply to SRD applications.

2. Amendments to the Westwood Zoning Bylaw, Section 8.3 [Open Space Residential Development (OSRD)].

An Open Space Residential Development (OSRD) is permitted in the Single-family Residential B, C and E (SRB, SRC and SRE) Districts. This article proposes to amend the OSRD Section by increasing the minimum tract size within the SRC District from 160,000 to 200,000 square feet, and by increasing the minimum tract size within the SRE District from 200,000 to 400,000 square feet.

3. Amendments to the Westwood Zoning Bylaw, Section 8.1 [Conversion of One-Family Dwelling].

The Zoning Bylaw currently allows for the conversion of single-family dwelling units to two-family dwelling units upon the issuance of a special permit by the Zoning Board of Appeals (ZBA), so long as the building proposed for conversion is 75-years old or older. This article would amend the applicable section of the Zoning Bylaw to include a clear purpose statement to guide the ZBA in its consideration of such special permit applications. It would also add language to address the alteration, relocation and/or addition to buildings proposed for conversion to two-family dwellings units.

4. Amendments to the Westwood Zoning Bylaw to distinguish between pet care facilities and commercial kennels, including amendments to Section 2.0 [Definitions], Section 4.1 [Principal Uses], and Section 6.1 [Off-Street Parking].

The Zoning Bylaw currently defines a commercial kennel to include the grooming of pets. As a result, any business which seeks to provide pet care and grooming may only be permitted in the Highway Business (HB) District, or within the Industrial (I) or Industrial Office (IO) Districts upon the issuance of a special permit by the ZBA. The proposed article would establish a separate use category – Pet Care Facility – which would be allowed within the Local Business A and B (LBA and LBB) Districts, as well as within HB, or within I or IO upon the issuance of a special permit by the ZBA.

5. To see if the Town will vote to approve certain amendments to the Westwood Official Zoning Map, to correct errors or emissions.



6. To see if the Town will vote to approve housekeeping amendments to various sections of the Westwood Zoning Bylaw and Official Zoning Map as may be necessary to correct errors or inconsistencies and to clarify such sections.

### **Board of Selectmen**

The following five articles relate to the University Station project:

1. Building permit fees account.
2. Traffic calming funding.
3. Canton Street/University Avenue Design Fund.
4. Municipal operation mitigation.
5. Layout and takings for University Avenue.

- 
6. Tax increment financing (3).
  7. Appropriate additional FY14 State aid.
  8. Remove from Civil Service (2).
  9. Home Rule Petition for hiring of firefighter outside of maximum age limit.
  10. Authorize the Selectmen to issue a request for proposal to sell Town property.
  11. Amendments to Town of Westwood Official Zoning Map.

This article proposes to amend the Official Zoning Map to change the designation of a parcel, known as Assessor's Plot 21, Lot 43, from Single-family Residential C (SRC) District to Local Business A (LBA) District. This parcel is a 1.05 acre vacant town-owned lot adjacent to the Obed Baker House on High Street. The proposed rezoning would result in an expansion of the existing LBA District, which currently encompasses the Obed Baker House, Dunkin Donuts, and other nearby commercial properties on either side of High Street.

12. Fingerprint Bylaw amendment.
13. Miscellaneous (4).



**Mark Your Calendars Now!**

**Finance and Warrant Commission Public Hearing  
October 21, 2013  
7:30 P.M.  
High School Little Theatre**

**Fall Annual Town Meeting  
November 18, 2013  
7:30 P.M.  
High School Auditorium**

Questions? Comments? Contact us:

☎ (781)320-1029

Email: [SNee@Townhall.Westwood.MA.US](mailto:SNee@Townhall.Westwood.MA.US)

***Please Note:***

The Town of Westwood accommodates the needs of all physically challenged or disabled people by reasonable means in accordance with the Americans with Disabilities Act. Please contact the Finance Commission office at (781)320-1029 to make your request known.