



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

2018 FEB 23 P 1:05

TIME STAMP TOWN CLERK
TOWN OF WESTWOOD

**ORGANIZATION: Finance and Warrant
Commission**

MEETING **PUBLIC HEARING X** (Please circle appropriately)

Monday, March 5, 2018 & Tuesday,

DATE: March 6, 2018 (if needed) **TIME: 7:30 pm**

LOCATION: Community Meeting Room, Westwood Public Library

**PURPOSE: 2018 FinCom First Public Hearing - Annual Town Meeting
Warrant Article Presentations**

REQUESTED BY: Jane O'Donnell, Administrator

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)

Topics/Speakers:

Chairperson Opening Remarks

Agenda

2018 Annual Town Meeting Warrant Article Presentations:

PETITIONER ARTICLE

Petitioner Article - Zoning Amendment to Limit Number of Residential Dwelling Units in FMUOD6 & FMUOD7

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw to add definitive caps on the number of residential units which may be constructed in Flexible Multiple Use Overlay Districts 6 and 7 by amending Section 9.5 [Flexible Multiple Use Overlay District {"FMUOD"}], or take any other action in relation thereto:

Add a new Section 9.5.13.1 [Maximum Number of Residential Units] to read as follows, and renumber subsequent sections as appropriate:

9.5.13.1 Limit on Number of Residential Dwelling Units in FMUOD6 and FMUOD7.

The aggregate number of residential dwelling units for all projects allowed by special permit within the FMUOD6 and FMUOD7 districts shall not exceed a maximum of thirty (30) dwelling units per district. Said maximum shall include all residential dwelling units previously approved by FMUOD special permit or by Upper Story Residential Overlay [USROD] special permit.

(Nada Milosavljevic-Fabrizio, 32 Webster Street)

SCHOOL COMMITTEE ARTICLE

School Borrowing for Funding for MSBA Eligibility Process

The School has been scheduled to enter the eligibility plan to work with the MSBA program for the Hanlon School project. This article would approve as a borrowing article for funds needed for the school to move forward with the project and meet the MSBA requirements.

BOARD OF SELECTMEN ARTICLES

Supplemental appropriations FY18

This article is intended to transfer funds from budget accounts that have a surplus into accounts that are projected to be in deficit by the end of the fiscal year.

Supplemental appropriations FY18

This article is intended to cover any projected budget deficits with funds from other available accounts which include, but are not limited to, any remaining Free Cash and Reserve Funds or other available accounts, such as ambulance revenue, reserved state aid, budget surplus, etc.

Unpaid Prior year's Bills

This article is reserved to consider payment of any unpaid bills remaining from a closed out fiscal year. Once a fiscal year is closed in July, any bill that is subsequently submitted from that year is considered an unpaid bill which requires a 9/10 Town Meeting vote authorizing its payment.

FY19 Town Operating Budgets

This article seeks official approval of the Annual Operating Budget for the upcoming fiscal year. It includes a detailed accounting of the source of all funds being appropriated, including but not limited to, tax revenue, local receipts, state aid, and appropriations from other specified available funds.

Appropriation (\$ -) - Municipal capital improvements

This article is intended to appropriate funds for the Town's municipal capital investments for the next fiscal year.

Appropriation (\$ -) - School capital improvements

This article is intended to appropriate funds for the Town's school capital investments for the next fiscal year.

Appropriation (\$ -) - Sewer capital improvements

This article is intended to appropriate funds for the Town's sewer capital investments for the next fiscal year. The items in this article are funded from Sewer User fees and/or Sewer Retained Earnings

Appropriation (\$ -) - Other Capital Improvements

This article is intended to appropriate funds for the Town's other Capital Improvements not captured in the above articles for the next fiscal year.

Appropriations - (\$ -) to Stabilization Fund - FY19

This article is intended to appropriate funds into the Town's Stabilization Account. The Stabilization Reserve Account provides funds that can be used to meet some unforeseen, extraordinary expenditure or to be able to absorb a fiscal shock. r. Appropriating funds in is majority vote and out of this account requires a 2/3 majority vote at Town Meeting.

Appropriation to OPEB Liability Trust Fund - FY19

This article is intended to appropriate funds to the OPEB Liability Trust Account. The amount for FY18 will be in continuation of recent appropriations.

Street Acceptances

This article is a standard article to present private roads - that have been constructed and/or brought up to the Town's standards - for acceptance as a Town way.

Road Improvement

This is a standard article that authorizes the acceptance of any state funds, including Chapter 90 funds that are allocated for maintenance of the Town's public ways. Traditionally, this Article includes language that would authorize minor eminent domain takings that might be required.

Accounting – New Fund for Cable PEG Money

This article is intended to serve as a placeholder for the town to discuss the options associated with PEG Funding. The Town Administrator, IT Director and Finance Director are reviewing the options drafted by MGL in relation to the Massachusetts Municipal Modernization Act to see what option is most appropriate and if a Town Meeting article is required.

Placeholder – Authorization for Disposition of Municipal Property – Islington Center Redevelopment

This article is intended to serve as a placeholder for the Board of Selectmen to request authorization for the sale and/or trade of municipally-owned property relative to the Request for Proposals for the Redevelopment of Islington Center (RFP #ECON-16-R-003).

Placeholder – Authorization of Funding for Various Aspects of the Redevelopment of Islington Center, including the Relocation, Renovation and Possible Expansion of Wentworth Hall

This article is intended to serve as a placeholder for the Board of Selectmen and Planning Board to request authorization for the expenditure of funds for the relocation of Wentworth Hall and for the design and construction of improvements and/or additions to Wentworth Hall and/or for the design and construction of other municipal property related to the proposed Redevelopment of Islington Center.

Placeholder – Discontinuance of Public Use and Abandonment of portions of Hedgerow Lane as a public street and authorization of transfer of land within the current right-of-way to owners of abutting property

This article is intended to serve as a placeholder for the Board of Selectmen to request the discontinuance of public use of the current Hedgerow Lane cul-de-sac and authorization for the transfer of land within the current Hedgerow Lane right-of-way to the owners of abutting properties. The four abutting property owners are attempting to reach an agreement to reconfigure the land to meet zoning requirements on the new Hedgerow Lane. If the parties reach an agreement, the Board of Selectmen will request the discontinuance and/or abandonment of a portion of the old right of way so that the three homes all have frontage on the new road.

Placeholder – Town Bylaw Amendment – Removal of Snow and Ice around Fire Hydrants

The Fire Chief is exploring bylaws that would require properties with fire hydrants to clear out snow and/or ice from the hydrant within 12 hours of daylight after the storm(s).

Miscellaneous Articles

This article serves as a placeholder to insert an Article in support of Town Government that may come up before the official Warrant is approved.

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PLANNING BOARD ARTICLES

Placeholder – Zoning Map Amendments related to Islington Center Redevelopment Project to Alter the Boundaries of the Local Business B District and the Flexible Multiple Use Overlay District 6 (FMUOD6/Washington Street Business District)

This article is intend to approve certain amendments to the Official Town Zoning Map by re-zoning the parcels of land at 9 School Street (which is shown on Assessor's Parcel 23 as Lot 161) and 277A Washington Street (which is shown on Assessor's Parcel 23 as Lot 165) from Single Family Residence A (SRA) to Local Business B (LBB) and by overlaying these two parcels with the Flexible Multiple Use Overlay District 6 (FMUOD 6/ Washington Street Business District), or take any other action in relation thereto. The zoning map

amendments would expand the boundary of the LBB District and the FMUOD 6 Overlay District to include all of the land involved in the Islington Village Redevelopment Project, which is currently under consideration by the Planning Board for a FMUOD Special Permit. This article is connected with the May 2, 2016 Request for Proposals (RFP) for the Redevelopment of Property in Islington Center, for which a Land Disposition Agreement is currently under consideration by the Board of Selectmen. This article is sponsored by the Planning Board.

Placeholder -Amendments to Section 9.5 of the Westwood Zoning Bylaw to Allow Retail Sales and Service Greater than 10,000 square feet by Special Permit in the Flexible Multiple Use Overlay District 6 (FMUOD6/Washington Street Business District)

This article is intended to approve certain amendments to the Section 9.5 of the Westwood Zoning Bylaw [Flexible Multiple Use Overlay District] to allow retail sales and service establishments of up to 15,000 square feet in the Flexible Multiple Use Overlay District 6 (FMUOD 6/Washington Street Business District) subject to Planning Board approval of a FMUOD Special Permit, or take any other action in relation thereto. The Planning Board is currently considering an FMUOD Special Permit application for the Islington Village Redevelopment Project. The FMUOD application proposes a new CVS building with a pharmacy where the combined size of the retail store and pharmacy exceed the maximum 10,000 square foot requirement. This article is connected with the May 2, 2016 Request for Proposals (RFP) for the Redevelopment of Property in Islington Center, for which a Land Disposition Agreement is currently under consideration by the Board of Selectmen. This article is sponsored by the Planning Board.

Placeholder - Amendments to Section 9.7 of the Westwood Zoning Bylaw to Limit Residential Uses within the University Avenue Multiple Use District (UAMUD)

This article is intended to approve certain amendments to Section 9.7 of the Westwood Zoning Bylaw[University Avenue Mixed Use District (UAMUD)] to limit residential uses to no more than one-third of the aggregate floor area of all buildings within the UAMUD District , or take any other action in relation thereto. This article is intended to allow the Planning Board to consider potential amendments to the Zoning Bylaw to encourage commercial development in advance of further residential development within the UAMUD District. The Planning Board will consider whether or not amendments are appropriate and beneficial as it reviews plans for the next phase of development.

Zoning Amendments - Housekeeping

This article is intended to serve as a placeholder to approve certain housekeeping amendments to various sections of the Westwood Zoning Bylaw and official Zoning Map as may be necessary to correct any errors or inconsistencies that may be discovered, or take any action in relation thereto.

Approval of Minutes- 1/22/18

Chairperson's Update.

New Business.

Old Business.

Public and Press.

Adjournment.

***Changes and additions to be updated as needed.**

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.*