

**TOWN OF WESTWOOD** By: Westwood Town Clerk  
COMMONWEALTH of MASSACHUSETTS

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**PLANNING BOARD**

**NOTICE OF PUBLIC HEARING**  
**PROPOSED ZONING BYLAW & GENERAL BYLAW AMENDMENTS**  
**DRAFT ARTICLE LANGUAGE 12/19/23**

Pursuant to Chapter 2 of the Acts of 2023, on March 29, 2023, Governor Maura Healey signed into law, an Act Extending pandemic related authorizations related to public meetings, allowing remote meeting options for public bodies through March 31, 2025. 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. No in-person attendance of members of the public will be permitted, but 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 Westwood Planning Board will hold a remote public hearing in accordance with the provisions of M.G.L. Chapter 40A, §5 on **Tuesday, January 9, 2024 at 7:00 pm via Zoom**, to consider the following proposed amendments to the Town of Westwood Zoning Bylaw and Official Zoning Map, and to the Town of Westwood General Bylaws.

The meeting will be filmed live by Westwood Media Center (WMC) available for viewing on Comcast channel 12 and Verizon channel 42 and on WMC's YouTube. Those wishing to participate are encouraged to use Zoom by following the instructions below or by going to <https://zoom.us/> clicking on 'join meeting' and entering the meeting webinar ID.

**Zoom Link:**

<https://us02web.zoom.us/j/83750823606?pwd=MWZZOUITc0NDaFdwSzcXQ0FDZTJ5dz09>

**Passcode:** 980624

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US: +13017158592,,83750823606# US (Washington DC)  
+13052241968,,83750823606# US

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Dial (for higher quality, dial a number based on your current location):

US: +1 301 715 8592 (Washington DC), +1 312 626 6799 (Chicago), +1 929 205 6099 (New York),  
+1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), or +1 669 900 6833 US (San Jose),  
Or US Toll Free: 877 853 5257, 888 475 4499, 833 548 0276, or 833 548 0282

**Webinar ID:** 837 5082 3606

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Interested persons are encouraged to attend the public hearing via Zoom to make their views known. You may send written comments by email to [eromulus@townhall.westwood.ma.us](mailto:eromulus@townhall.westwood.ma.us) at least three business days in advance to allow time for receipt and distribution. Final meeting agenda and zoom information will be provided on Town's calendar on the homepage 3-5 days in advance at: <https://www.townhall.westwood.ma.us/>.

**Article 1: Zoning Bylaw & Zoning Map Amendments Relative to Mixed-Use & Multi-Family Residential Overlay District**

To see if the Town will vote to approve certain amendments to Zoning Bylaw Section 9.9 [Mixed-Use & Multi-Family Residential Overlay District (MUMFROD)], and certain amendments to the Official Zoning Map affecting the MUMFROD, as follows, or take any other action in relation thereto:

*[New language shown in underlined red font, language to be removed shown with strikethrough.]*

1) Revise Section 9.9.2 [Location] to read as follows:

9.9.2 **Location.** ~~The Mixed-Use & Multi-Family Residential Overlay District (MUMFROD) is herein established as an overlay district~~ Three (3) distinct Mixed-use & Multi-family Residential Overlay Districts – MUMFROD 1, MUMFROD 2, and MUMFROD 3 – are herein established as overlay districts 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).~~

9.9.2.1 **MUMFROD 1: Low Density MUMFROD Overlay District.** MUMFROD 1 shall include the areas as shown on the Official Zoning Map within Mixed-use & Multi-family Residential Overlay District 1.

9.9.2.2 **MUMFROD 2: Medium Density MUMFROD Overlay District.** MUMFROD 2 shall include the areas as shown on the Official Zoning Map within Mixed-use & Multi-family Residential Overlay District 1.

9.9.2.3 **MUMFROD 3: High Density MUMFROD Overlay District.** MUMFROD 3 shall include the areas as shown on the Official Zoning Map within Mixed-use & Multi-family Residential Overlay District 2.

9.9.2.4 **MUMFROD 4: Low Density Ground Floor Commercial MUMFROD Overlay District.** MUMFROD 4 shall include the areas as shown on the Official Zoning Map within Mixed-use & Multi-family Residential Overlay District 3.

2) Revise Section 9.9.2 [Granting Authority] to read as follows:

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 9.98.5, 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~~for MUMFROD Special Permit and no separate EIDR Approval shall be required.

3) Revise Section 9.9.5 [Permitted Uses] to read as follows:

9.9.5 **Permitted Uses.** MUMFROD-EIDR Approvals and MUMFROD Special Permits shall be granted only for uses specified below. 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 pursuant to Section 4.0, Use Regulations and other applicable sections of this Bylaw. Multiple uses may be contained within a single building or structure pursuant to an MUMFROD-EIDR Approval or MUMFROD Special Permit. 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 ~~A~~approval or MUMFROD Special Permit by the Planning Board. Any use not listed below as specifically permitted in a MUMFROD development is deemed prohibited.

**9.9.5.1 Uses Permitted by MUMFROD-EIDR Approval or MUMFROD Special Permit in the MUMFROD 1, MUMFROD 2 and MUMFROD 3 Districts:**

- 9.9.5.1.1 Multi-Family Residential Dwelling Units (per density requirements of Section 9.9.6)
- 9.9.5.1.2 Bank, Financial Institution
- 9.9.5.1.3 Child Care Facility
- 9.9.5.1.4 Coffee Shop
- 9.9.5.1.5 Educational Use
- 9.9.5.1.6 Ice Cream Parlor
- 9.9.5.1.7 Institutional Use
- 9.9.5.1.8 Office of a Health Care Professional
- 9.9.5.1.9 Personal Services Establishment
- 9.9.5.1.10 Pet Care Facility
- 9.9.5.1.11 Professional Services Establishment
- 9.9.5.1.12 Recreation Facility, Indoor or Outdoor
- 9.9.5.1.13 Restaurant, with or without entertainment
- 9.9.5.1.14 Retail Sales & Services
- 9.9.5.1.15 Accessory parking and accessory parking structures to any of the above permitted uses
- 9.9.5.1.16 Accessory uses such as solar arrays, sports courts, outdoor seating, patios, and recreational play areas

**9.9.5.1 Uses Permitted by MUMFROD-EIDR Approval or MUMFROD Special Permit in the MUMFROD 4 District:**

- 9.9.5.1.1 Upper Story Multi-Family Residential Dwelling Units (per density requirements of Section 9.9.6) with Ground Story Commercial Use(s)

- 9.9.5.1.2 Bank, Financial Institution
- 9.9.5.1.3 Child Care Facility
- 9.9.5.1.4 Coffee Shop
- 9.9.5.1.5 Educational Use
- 9.9.5.1.6 Ice Cream Parlor
- 9.9.5.1.7 Institutional Use
- 9.9.5.1.8 Office of a Health Care Professional
- 9.9.5.1.9 Personal Services Establishment
- 9.9.5.1.10 Pet Care Facility
- 9.9.5.1.11 Professional Services Establishment
- 9.9.5.1.12 Recreation Facility, Indoor or Outdoor
- 9.9.5.1.13 Restaurant, with or without entertainment
- 9.9.5.1.14 Retail Sales & Services
- 9.9.5.1.15 Accessory parking and accessory parking structures to any of the above permitted uses
- 9.9.5.1.16 Accessory uses such as solar arrays, sports courts, outdoor seating, patios, and recreational play areas

4) Revise Section 9.9.6 [Residential Density Allowances] to read as follows:

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 within the MUMFROD 1 and MUMFROD 4 Districts.
- 9.9.6.2 Multi-Family Residential Dwelling Units at a maximum density of 25 units per acre shall be permitted as-of-right, subject to MUMFROD-EIDR Approval within the MUMFROD 2 District.
- 9.9.6.2 Multi-Family Residential Dwelling Units at a maximum density of 35 units per acre shall be permitted as-of-right, subject to MUMFROD-EIDR Approval within the MUMFROD 3 District.
- 9.9.6.2 Multi-Family Residential Dwelling Units at a density exceeding 15 units per acre in either the MUMFROD 1 District or the MUMFROD 4 District, or exceeding 25 units per acre in either the MUMFROD 2 District, or Multi-Family Residential Dwelling Units at a density exceeding 35 units per acre in the MUMFROD 3 District, 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 in MUMFROD 1 or MUMFROD 4, or above 25 units per acre in MUMFROD 2, or above 35 units per acre in MUMFROD 3, 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, whether in

MUMFROD 1, MUMFROD 2, MUMFROD 3, or MUMFROD 4, 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.

5) Revise Section 9.9.12.10 [Fiscal Analysis] to read as follows:

9.9.12.10 **Fiscal Analysis.** All MUMFROD Special Permit applications requesting a residential density greater than 15 units per acre in MUMFROD 1 or MUMFROD 4, or greater than 25 units per acre in MUMFROD 2, or greater than 35 units per acre in MUMFROD 3, shall submit a fiscal analysis demonstrating that the additional proposed residential units will have no significant negative fiscal impact to the Town.

6) Revise Section 9.9.15 [Special Permit Decision] to read as follows:

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 in MUMFROD 1 or MUMFROD 4, or in excess of 25 units per acre in MUMFROD 2, or in excess of 35 units per acre ion MUMFROD 3, 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.

7) Amend the Official Zoning Map to remove the current Mixed-Use & Multi-Family Residential Overlay District (MUMFROD) district from the Official Zoning Map, and to add Mixed-Use & Multi-Family Residential Overlay District 1 (MUMFROD 1), Mixed-Use & Multi-Family Residential Overlay District 2 (MUMFROD 2), Mixed-Use & Multi-Family Residential Overlay District 3 (MUMFROD 3), and Mixed-Use & Multi-Family Residential Overlay District 4 (MUMFROD 4) to the Official Zoning Map, with specific parcels included in each overlay district as follows:

MUMFROD 1: Low Density (15 Units per Acre) MUMFROD Overlay District –  
[Additional parcels to be determined]

Parcel 23-226 (22 Everett Street);  
Parcel 23-227 (Everett Street);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_); and  
Parcel \_\_\_\_\_ (\_\_\_\_\_).

MUMFROD 2: Medium Density (25 Units per Acre) MUMFROD Overlay District –  
*[Additional parcels to be determined]*

Parcel 23-226 (22 Everett Street);  
Parcel 23-227 (Everett Street);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_); and  
Parcel \_\_\_\_\_ (\_\_\_\_\_).

MUMFROD 3: High Density (35 Units per Acre) MUMFROD Overlay District –  
*[Additional parcels to be determined]*

Parcel 33-019 (85-91 University Avenue);  
Parcel 33-054 (95 University Avenue);  
Parcel 33-056 (120 & 130 University Avenue);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_); and  
Parcel \_\_\_\_\_ (\_\_\_\_\_).

MUMFROD 4: Low Density (15 Units per Acre) Ground Floor Commercial MUMFROD  
Overlay District –  
*[Additional parcels to be determined]*

Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);  
Parcel \_\_\_\_\_ (\_\_\_\_\_);

Parcel \_\_\_\_\_ ( \_\_\_\_\_ );  
Parcel \_\_\_\_\_ ( \_\_\_\_\_ );  
Parcel \_\_\_\_\_ ( \_\_\_\_\_ ); and  
Parcel \_\_\_\_\_ ( \_\_\_\_\_ ).

**Article 2: Zoning Bylaw & Zoning Map Amendments Relative to Wireless Communication Facilities**

To see if the Town will vote to approve certain amendments to Zoning Bylaw Section 9.4 [Wireless Communication Overlay District (WCOD)] and Section 9.7 [University Avenue Mixed Use District (UAMUD)], and/or to the Official Zoning Map, in order to permit the potential expansion of wireless communication service coverage throughout Westwood, as follows, or take any other action in relation thereto:

*[New language shown in underlined red font, language to be removed shown with strikethrough]*

1) Revise Section 9.7.4.1.2 [Uses Allowed Anywhere on the Master Development Plan] to read as follows:

9.7.4.1.2 **Uses Allowed Anywhere on the Master Development Plan**

- a. Commercial Parking Garage
- b. Child Care Facility
- c. Cultural Facility
- d. Educational Use, Exempt
- e. Essential Services
- f. Shuttle Service
- g. Rooftop Wireless Communication Facility approved pursuant to Section 9.7.11.19

2) Add new Section 9.7.4.2.4 to read as follows:

9.7.4.2.4 Monopole Wireless Communication Facility. See Section 9.7.11.19.

3) Add new Section 9.7.11.19 to read as follows:

9.7.11.19 Wireless Communication Facility. A UAMUD project may include a wireless communication facility if approved by the Planning Board as follows:

9.7.11.19.1 Rooftop Wireless Communication Facility. A Rooftop Wireless Communication Facility may be permitted by Project Development Review (PDR) Approval pursuant to Section 9.7.12.2.2, with the following restrictions:

9.7.11.19.1.1 No component of a Rooftop Wireless Communication Facility shall be taller than ten feet (10') nor shall any component extend more than ten feet (10') above the existing



surface of the roof on which the facility is proposed for installation.

9.7.11.19.1.2 All components of a Rooftop Wireless Communication Facility shall be set back a minimum of ten feet (10') from the interior parapet surrounding the roof on which the facility is proposed for installation.

9.7.11.19.1.3 If any portion of a proposed Rooftop Wireless Communication Facility is visible from any point on an adjacent property, all antennas, cables and associated equipment shall be fully contained within a stealth enclosure of a size, shape and color designed to blend into the surrounding environment in a manner acceptable to the Board.

9.7.11.19.1.3 The subsequent replacement of antennas and/or equipment associated with an approved Rooftop Wireless Communication Facility, where said antennas and/or equipment are fully within an existing stealth enclosure and do not alter the size or appearance of said stealth structure, may be permitted by Administrative Project Development Review (PDR) Approval by the Town Planner.

9.7.11.19.1.4 Any generator associated with a Rooftop Wireless Communication Facility shall be shall be powered without the use of petroleum, and shall be enclosed by sound attenuation panels sufficient to reduce the sound associated with operation of said generator to a level acceptable to the Planning Board.

9.7.11.19.2 **Monopole Wireless Communication Facility.** A Monopole Wireless Communication Facility may be permitted by Special Permit pursuant to Section 10.3, with the following restrictions:

9.7.11.19.2.1 All Monopole Wireless Communications Facilities within the UAMUD shall employ flagpole-style monopoles with a maximum stealth canister diameter of no larger than thirty-six inches (36") and a maximum height of one hundred and twenty feet (120') above



the existing grade on which the facility is proposed for installation.

- 9.7.11.19.2.2 All equipment, including cabinetry, cabling, generators, and ice bridges associated with a Monopole Wireless Communication Facility shall be fully contained within a screened enclosure which shall not exceed ten feet (10') in height above the existing grade on which the facility is proposed for installation. No portion of said equipment shall be visible above said screened enclosure.
- 9.7.11.19.2.3 All Monopole Wireless Communications Facilities within the UAMUD shall be landscaped in a manner consistent with the quality and quantity of landscape materials throughout the University Station development in a manner acceptable to the Board.
- 9.7.11.19.2.4 The shape, size and color of each component of a Monopole Wireless Communication Facility shall be designed to blend into the surrounding environment in a manner acceptable to the Board.
- 9.7.11.19.2.4 The subsequent replacement of antennas and/or equipment associated with an approved Monopole Wireless Communication Facility, where said antennas and/or equipment are fully within an existing stealth enclosure and do not alter the size or appearance of said stealth structure, may be permitted by Administrative Project Development Review (PDR) Approval by the Town Planner.
- 9.7.11.19.2.5 No more than two (2) Monopole Wireless Communication Facilities shall be approved for construction within the UAMUD.
- 9.7.11.19.2.6 Any generator associated with a Monopole Wireless Communication Facility shall be powered without the use of petroleum, and shall be enclosed by sound attenuation panels sufficient to reduce the sound associated with operation of said generator to a level acceptable to the Planning Board.

- 4) Amend the Official Zoning Map to add the following specific parcels to the Wireless Communications Overlay District (WCOD):

*[Additional parcels to be determined]*

Parcel \_\_\_\_\_ ( \_\_\_\_\_ );  
Parcel \_\_\_\_\_ ( \_\_\_\_\_ );  
Parcel \_\_\_\_\_ ( \_\_\_\_\_ ); and  
Parcel \_\_\_\_\_ ( \_\_\_\_\_ ).

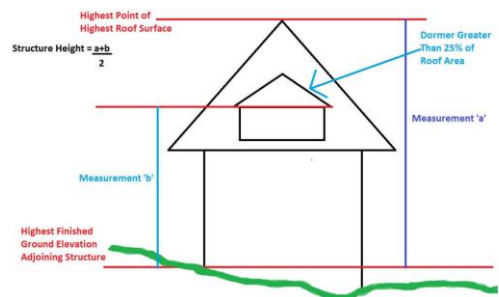
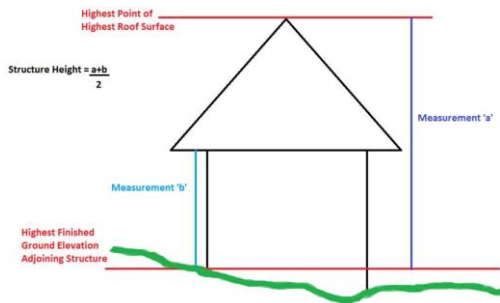
**Article 3: Zoning Bylaw Amendments Relative to Definitions**

To see if the Town will vote to approve certain amendments to Zoning Bylaw Section 2.0 [Definitions] to revise, expand, clarify and/or illustrate the definition of various terms used within the bylaw, as follows, or take any other action in relation thereto:

*[New language shown in underlined red font, language to be removed shown with strikethrough]*

- 1) Revise the definition for “Building Height” to add two illustrations, so that the revised definition reads as follows:

Building Height The vertical distance from grade plane to the average height of the highest roof surface. The limitations of height shall not apply to chimneys, ventilators, skylights, tanks, bulkheads, penthouses, amateur radio antennas and other necessary features usually carried above the roof line, provided such features do not cover more than twenty-five percent (25%) of the area of the roof of the building or other structure and are used in no way for human occupancy. (See illustrations.)



- 2) Revise the definition for “Lot Width” to read as follows:

Lot Width The minimum distance between the side lot lines at all points between the front lot line

through the extent of the required front setback distance and the nearest point of a principal building.

- 3) Revise the definition for “Yard, Rear” to read as follows:

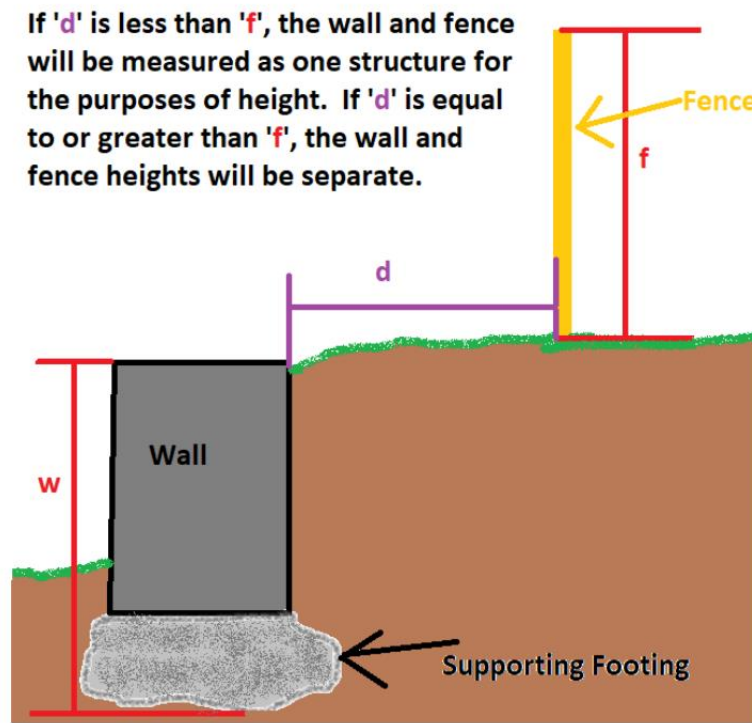
Yard, Rear A yard the full width of the lot and situated between the rear line of the lot and the nearest part of the principal building projected to the side lines of the lot.

- 4) Add new definition for “Detached Accessory Structure” to read as follows:

Detached Accessory Structure – A structure which is not physically attached to any the primary structure on a property, is located remotely from that structure, and is self-supporting/freestanding. The use of an accessory structure shall not be dependent upon the primary structure and physical access must be independent. For example, a deck which is not connected to a house, but can be accessed directly from the interior would not be considered a detached structure.

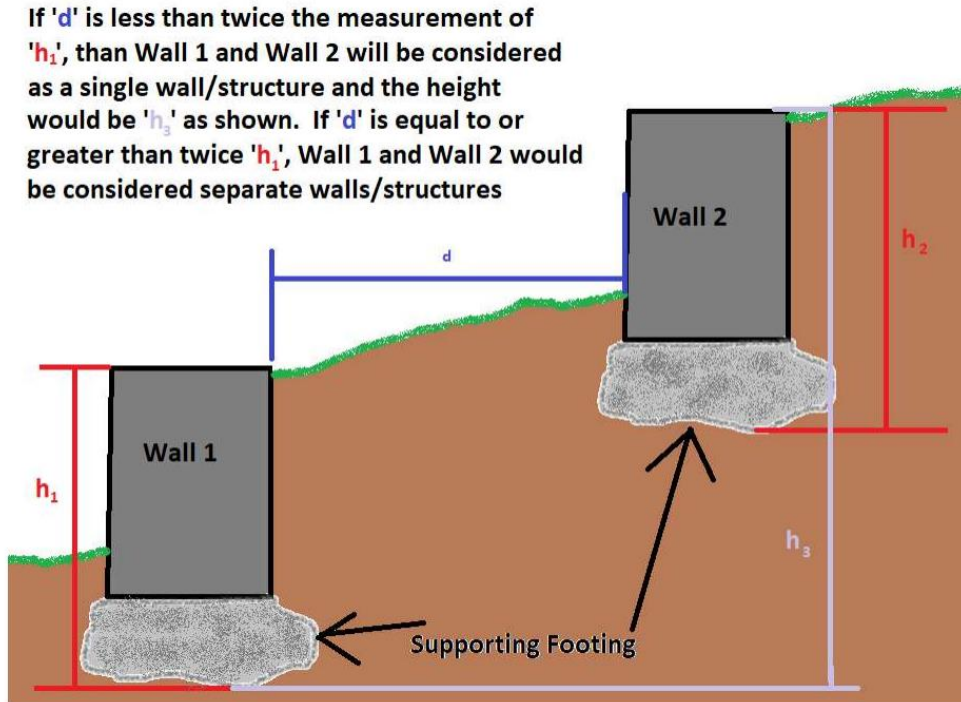
- 5) Add a new definition for “Retaining Wall Height” to read as follows, including illustration:

Retaining Wall Height – A retaining wall’s height is determined from the bottom of the footing (or lowest level of constructed support) to the top of the wall. In the case of two or more terrace-style walls, if the distance between walls is less than twice the height of the lower wall, they are considered the same wall/structure. If the separation distance is more than twice the height of the lower wall, they are considered as separate walls/structures. (See illustration.)



- 6) Add a new definition for “Combined Wall and Fence Height” to read as follows, including illustration:

Combined Wall and Fence Height – When a fence is installed adjacent to and above a wall (retaining or otherwise), and not separated by a distance equal to the fence’s height, the wall and fence shall be measured together. If they are separated by more than the height of the fence, the fence is determined to be independent of the wall for the purposes of determining height. (See illustration.)



**Article 4:**

**Zoning Bylaw Amendment Relative to Zoning Map References for Overlay Districts**

To see if the Town will vote to approve certain amendments to Zoning Bylaw Section 9.1.2 [Adult Uses Overlay District (AUOD) - Location], Section 9.4.2 [Wireless Communications Overlay District (WCOD) - Location], and Section 9.8.2 [Substance Rehabilitation Facility Overlay District (SRFOD) - Location] to remove specific street addresses and parcel descriptions of properties included within various overlay districts and to confirm that the location of said overlay districts are as shown on the Official Zoning Map, as follows, or take any other action in relation thereto:

*[New language shown in underlined red font, language to be removed shown with strikethrough]*

- 1) Amend Section 9.1.2 [Adult Uses Overlay District (AUOD) - Location] to read as follows:

9.1.2 **Location.** The AUOD is herein established as an overlay district. The AUOD shall include the area as shown on the Official Zoning Map within the Adult Uses Overlay District (AUOD), which area is generally located east of University Avenue, between Yale

Street and Rosemont Road. ~~The AUOD is located on the following parcels as shown on the Westwood Board of Assessors Map 38, Lots 3, 4, 5, 9 and 14, as of May 5, 1997.~~

2) Amend Section 9.4.2 [Wireless Communications Overlay District (WCOD) - Location] to read as follows:

9.4.2 **Location.** The Wireless Communication Overlay District ~~(WCOD)~~ is herein established as an overlay district. ~~The WCOD shall include all land within the Administrative-Research-Office (ARO), Highway Business (HB), Industrial (I), and Industrial-Office (IO) districts, as well as other specific parcels as shown on the Official Zoning Map within the Wireless Communication Overlay District (WCOD) and as described herein.~~

~~9.4.2.1 The WCOD shall comprise all land within the following zoning districts:~~

~~Administrative-Research-Office (ARO)~~

~~Highway-Business (HB)~~

~~Industrial (I)~~

~~Industrial-Office (IO)~~

~~9.4.2.2 The WCOD shall also include the following specific parcels, or discreet portions of parcels, as shown on the Westwood Board of Assessors' Map, as of January 1, 2014:~~

~~Parcel 04-001 (Hale Reservation, limited to existing utility easement);~~

~~Parcel 09-065 (Dedham-Westwood Water District water towers);~~

~~Parcel 14-046 (High Street Fire Station);~~

~~Parcel 14-071 (Town Hall);~~

~~Parcel 14-072 (Police Station);~~

~~Parcel 14-079 (Westwood Public Library);~~

~~Parcel 14-094 (Deerfield School);~~

~~Parcel 14-096 (St. John's Episcopal Church);~~

~~Parcel 14-140 (First Baptist Church);~~

~~Parcel 14-181 (Colburn School Building);~~

~~Parcel 16-005 (Hanlon School); Parcel 16-238 (St. Denis Church);~~

~~Parcel 16-250 (First Evangelical Free Church);~~

~~Parcel 20-072 (Baker Conservation Area, limited to portion so designated on plan entitled~~

~~"Wireless Communications Overlay District, Parcel 20-072 (Baker Conservation Area),~~

~~Westwood, Massachusetts", prepared by BETA Engineering, and dated April 15, 2013);~~

~~Parcel 21-044 (St. Margaret Mary Church);~~

~~Parcel 21-047 (Thurston Middle School);~~

~~Parcel 21-048 (Westwood High School);~~

~~Parcel 21-050 (First Parish of Westwood United Church);~~

~~Parcel 21-064 (First Parish of Westwood United Church);~~

~~Parcel 23-189 (Islington Community Center);~~

~~Parcel 23-215 (Islington Fire Station and Morrison Field);~~

~~Parcel 24-135 (Downey School);~~

~~Parcels 27-022 and 27-221 (June Street Conservation Area, limited to portion so designated on plan entitled “Wireless Communications Overlay District, Parcels 27-022 and 27-221 (June Street Conservation Area), Westwood, Massachusetts”, prepared by BETA Engineering, and dated April 15, 2013);  
Parcel 28-077 (Sheehan School);  
Parcel 28-078 (Sheehan Fields, limited to portion so designated on plan entitled “Wireless Communications Overlay District, Parcel 28-078 (Sheehan Fields), Westwood, Massachusetts”, prepared by BETA Engineering, and dated April 15, 2013);  
Parcel 28-329 (Temple Beth David);  
Parcels 29-123 (Westwood Lodge);  
Parcel 35-089 (Martha Jones School); and  
That abandoned portion of public right-of-way which extends from the intersection of Grove Street and Country Club Road to Route 128.~~

- 3) Amend Section 9.8.2 [Substance Rehabilitation Facility Overlay District (SRFOD) - Location] to read as follows:

9.8.2 **Location.** The Substance Rehabilitation Facility Overlay District (SRFOD) is herein established as an overlay district. The SRFOD shall include the ~~following specific parcels, as a~~ following specific parcels, as a ~~area shown on the Official Zoning Map within the Substance Rehabilitation Facility Overlay District (SRFOD) Westwood Board of Assessors’ Map, as of January 1, 2021:~~

~~Parcel 17-172 (40 Allied Drive/Circumferential Highway);  
Parcel 17-173 (100 Allied Drive/Circumferential Highway);  
Parcel 17-174 (122 Allied Drive/Circumferential Highway);  
Parcel 17-176 (333 Dedham Elm/Circumferential Highway); and  
Parcel 17-177 (259 Dedham Elm/Circumferential Highway).~~

**Article 5: Zoning Bylaw Amendment Relative to Accessory Apartments**

To see if the Town will vote to approve certain amendments to Zoning Bylaw Section 8.5 [Accessory Apartments] to more clearly describe design requirements for Accessory Apartments, as follows, or take any other action in relation thereto:

*[New language shown in underlined red font, language to be removed shown with strikethrough]*

- 1) Revise Sections 8.5.6.2 and 8.5.6.3 to replace the term “floor area” with the term “gross floor area”, so that the revised Sections 8.5.6.2 and 8.5.6.3 read as follows:

8.5.6.2 The gross floor area of the Accessory Apartment shall not be less than five hundred (500) square feet.

8.5.6.3 The gross floor area of the Accessory Apartment shall not exceed the lesser of nine hundred (900) square feet, or thirty-three percent (33%) of the gross floor

area of the combined dwelling or dwellings if the footprint of the principal dwelling remains unchanged, or twenty-four percent (24%) of the gross floor area of the combined dwelling if the footprint of the principal dwelling is enlarged.

**Article 6: General Bylaw Amendment Relative to Solid Waste**

To see if the Town will vote to approve certain amendments to General Bylaw Chapter 342 [Solid Waste] to regulate the use, location and maintenance of temporary construction dumpsters at non-residential and multi-family residential properties, as follows, or take any other action in relation thereto:

*[New language shown in underlined red font, language to be removed shown with strikethrough]*

- 1) Amend Chapter 342 [Solid Waste] to read as follows:

**Chapter 342. Solid Waste**

**Article I. Litter and Refuse Disposal**

**§ 342-1. Litter and refuse.**

No person shall litter or dispose of any refuse on or in any public land, way, sidewalk, pond, stream, brook, watercourse or on any private land except with the consent of the owner thereof.

**§ 342-2. Waste and/or recycling containers regulated.**

For the purpose of controlling the maintenance and operation of dumpsters to protect and promote public health, safety, environmental conservation, and general welfare, no person or entity shall operate, keep, store, use or maintain a waste and/or recycling container associated with a non-residential or multi-family residential property, including without limitation a dumpster, compactor or other container intended or used for trash or recycling materials, including temporary construction dumpsters, except in accordance with this Section.

**§ 342-3. Dumpster covers and enclosures required.**

Any waste and/or recycling container associated with a non-residential or multi-family residential property, shall have an impermeable lid or cover integral to the dumpster, compactor or container itself, and shall be located on an impervious surface designed to prevent the discharge of contaminated run-off or leachate into the soil, groundwater, or surface water. All such containers shall be fully screened within a gated dumpster enclosure so as not to be visible at eye level from any point on an abutting parcel or within any public right-of-way. Dumpster enclosures shall be solidly constructed of wood, stone, brick or similar materials, and shall not include chain link fencing, with or without vinyl privacy slats. Dumpster enclosure gates shall be closed and fastened at all times other than during brief periods of active loading and/or unloading of trash and/or recycling materials. Notwithstanding the above, a temporary dumpster associated with a non-residential or



multi-family residential property shall not require integral cover, enclosure or screening, but shall be covered by a securely fastened impermeable tarp or other means sufficient to prevent the discharge of contaminated run-off or leachate into the soil, groundwater, or surface water.

**§ 342-4. Dumpster maintenance.**

All waste and/or recycling containers, including temporary construction dumpsters associated with a non-residential or multi-family residential property, shall be in good condition free of damage caused by wear or misuse that would allow leaks or access by rodents. All such containers shall be deodorized and washed on a semi-annual basis to prevent persisting putrescence or the buildup of potentially harmful or dangerous residues. The Health Director or Sanitarian may require more frequent cleaning, if necessary. If rodent activity or other site hygiene issues are prevalent, the Health Director or Sanitarian may require additional design/containment requirements utilizing best available technology.

**§ 342-5. Permitted hours for waste and/or recycling containers.**

Waste and/or recycling containers shall not be filled more than one (1) hour before the start of business or one (1) hour after the close of business of an associated commercial establishment, nor between the hours of 12:00 am and 6:00 am at a multi-family residential property. Said containers shall not be emptied between the hours of 12:00 am and 6:00 am.

**§ 342-6. Fines.**

Any persons violating the provisions of this bylaw shall be punished by a fine of \$100 for each offense. Each day that said violation continues shall be considered a separate and continuing offense.

**§ 342-7. Waivers.**

Strict compliance with this bylaw may be waived if the Select Board finds that the waiver is in the public interest and is consistent with the intent and purpose of this bylaw.

**§ 342-7. Severability.**

If any section or provision of this bylaw is held invalid, it shall not invalidate any other section or provision hereof. If the application of any provision of this bylaw to any person or circumstances is held invalid, it shall not invalidate the application of this bylaw to other persons and circumstances hereof.

**Article 7: 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, which may be discovered prior to the conclusion of the public hearing, as follows, or take any other action in relation thereto:

*[New language shown in underlined red font, language to be removed shown with strikethrough]*

- 1) Amend Section \_\_\_\_\_ *[No errors discovered to date]*

Subsequent revisions may be made to the complete text of proposed warrant articles during the course of the Planning Board's public hearing. Revised text will be made available for viewing on the Town's website under "Current Applications Link" for the Planning Board at [www.westwoodpermit.org](http://www.westwoodpermit.org) and under the Planning Division's "Zoning Amendments" webpage. Interested persons are encouraged to attend the public hearing via Zoom to make their views known to the Planning Board. The final meeting agenda and zoom information will be provided on the Town's meeting calendar on the website 3-5 days in advance at: <https://www.townhall.westwood.ma.us/>.

Westwood Planning Board