

Michael McCusker, *Chair*  
Joan Courtney Murray  
Joe Previtera, *Select Board Chair*  
Louis Rizoli  
Philip Giordano, *Planning Board Liaison*  
Kathleen Wynne, *Planning Board Liaison, Alt.*

**TOWN OF WESTWOOD** By: **Westwood Town Clerk** **Amanda Wolfe**  
Commonwealth of Massachusetts *Ex-officio Member*

*Housing and Land Use Planner*  
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**Chris Coleman**  
*Ex-officio Member, Fair Housing Officer*  
*Town Administrator*  
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**APPROVED**

On Meeting Date: 7/15/24

**HOUSING PARTNERSHIP  
FAIR HOUSING COMMITTEE**

**Housing Partnership/Fair Housing Committee Attending Planning Board Meeting  
January 30, 2024 7:00 p.m.  
Minutes**

In attendance: Joan Courtney Murray, Michael McCusker, Christopher A. Pfaff

The Planning Board meeting commenced at 7:00 p.m. Housing Partnership members joined the discussion with Planning Board members Ellen Larkin Rollins, Kathleen Nee, Joshua C. Ames, Philip M. Giordano, and Christopher A. Pfaff at 7:36 p.m.

**Public Hearing for Zoning Bylaw and General Bylaw Amendment Articles for May 2024 Annual Town Meeting** (continued from 1/9/24), including:

Potential Amendments to Zoning Bylaw & Zoning Map Amendments Relative to Mixed-Use & Multi-Family Residential Overlay District

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

- MUMFROD 1,2,3 & 4.
- Ms. Loughnane went through the differences and language for MUMFROD 1,2,3 & 4.
- Ms. Loughnane has added parcels recommended by the Planning Board.
- Ms. Loughnane went through the color-coded map and which members recommended what parcels.
- Ms. Loughnane shared a draft proposal for MUMFROD zoning district expansion based on Planning Board suggestions. So far, 41.3 acres with 871-unit capacity.
- Will send it to the State and have the State review the parcels before going to Fin Com.
- 700 Canton Street is part of the University Station Project, it is the parcel next to Life Time Fitness.
- The Planning board then had a healthy discussion about parcels in Town.

Board Comments:

- Ms. Wolfe stated that the State is looking at underutilized parcels, the Planning Board was looking at a parcel owned by the State by Route 1.
- 160 University Avenue: Wellheads, a lot of the parcel is undevelopable. Does that help us make best use of the parcel? *Ms. Loughnane: It is in use as a public park which is probably best for the wellheads. It is about 1.5 acres.*
- How does this affect our tax rate? *Ms. Loughnane: Rezoning doesn't do anything to our tax rate, but if they are developed and they are currently bringing in commercial taxes and they are developed fully for residential uses they will have to go to the residential side of the Ledger. That will have a negative effect on the balance of commercial property value to residential property value. Undeveloped properties do not, MUMFROD 4 helps most with taxes.*
- When you introduce new zoning you introduce new development.
- Westwood Glen is already multi-family residential. It would not be exclusively 55 plus. Currently no affordable housing.
- Joan Courtney Murray: Housing Partnership: MBTA law, change zoning only by the deadline, just identify the parcels. *Ms. Loughnane: That is correct.*
- 700 Canton Street, very expensive to develop, no commercial value.
- Ms. Wolfe: Shift in housing is intergenerational housing.
- Ms. Murray: Encourage you to choose parcels where people want to live in Westwood. *Ms. Rollings: That is important to the Planning Board too.*
- Each Planning Board member gave suggestions with parcels to get to 50 acres.
- Ms. Loughnane stated that it is important to come to an agreement as a Board. Planning Board members compared their parcels and what MUMFROD zone they would be in.
- Ms. Wolfe: Access to the Budget Inn, there is Town owned conservation land behind and there might be options there. Could maybe get an easement through the State land.
- Still need the state to confirm parcels.

- It will get it mapped and posted to the website, give thought to it for the next meeting.

Public Comments:

- G. Weller, 48 Clapboardtree Street typed in chat: I am in favor of exceeding the required capacity and units/acres. I also support considering areas that are most likely to become high density housing (i.e. not currently used for something likely to remain) and to include High Street.
- S. Weller, 48 Clapboardtree Street typed in chat: The High Street area is in need of a 'visual refresh' and ought to be included.

Action Taken:

Motion For Continuance:

Ms. Nee moved that the Planning Board continue the Public Hearing for Zoning Bylaw and General Bylaw Amendment Articles for May 2024 Annual Town Meeting, to Tuesday, February 13, 2024, at 7:00 p.m. via Zoom, where a Zoom link and associated call in numbers will be provided on Town's calendar on the homepage at: <https://www.townhall.westwood.ma.us/>.

Mr. Pfaff seconded the motion.

Roll Call Vote:

Ellen Larkin Rollings-Yes

Joshua C. Ames-Yes

Philip M. Giordano-Yes

Christopher A. Pfaff-Yes

Kathleen Nee-Yes

The discussion concluded at 9:00 p.m.