

Michael McCusker, *Chair*  
Joan Courtney Murray  
Joe Previtera  
Louis Rizoli  
Chris Pfaff, *Planning Board Liaison*  
Kathleen Nee, *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**  
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**HOUSING PARTNERSHIP  
FAIR HOUSING COMMITTEE**

**APPROVED**  
On Meeting Date: 7/15/24

February 12, 2024  
Meeting Minutes

Housing Partnership members Michael McCusker, Louis Rizoli, Joan Courtney Murray, Catherine Levine, and Joseph Previtera, and Town of Westwood Housing and Land Use Planner Amanda Wolfe, Town Planner Elijah Romulus, and Director of Community and Economic Development Nora Loughnane

The meeting began at 7 p.m.

Staff Wolfe presented on the 2024 Mixed Use Multi-Family Residential Overlay District (MUMFROD).

- Provided an overview of M.G.L. Chapter 40A Section 3A, which requires rezoning for multi-family housing
- Reviewed the difference between “by-right” and “discretionary” approvals
- Outlined requirements of the law
- Compliance is based on capacity to build, not what’s built. Nor is it a mandate to develop
- No affordability requirements in law, but Westwood does require 15%
- Specified requirements for Westwood specifically for minimum land area, minimum density, minimum multi-family unit capacity, developable station area, percentage within ½ mile, rezoning deadline
- Outlined benefits of building housing near transit, including environmental, traffic, and accessibility
- Town Meeting adopted 16.16 acres before the Guidelines were released in May 2022, approved first project in December 2023, have to expand MUMFROD at May 2024 Town Meeting
- Broke down requirements for four different MUMFROD districts
- Showed photo examples of different densities already built around Westwood to give an idea of what 15 units per acre looks like
- Three options were presented for which parcels to rezone
  - Option 1 – Planning Board Consensus from 1/30/24 – 71.76 acres, 1092 unit capacity
  - Option 2 – Planning Division Suggested – 85.26 acres, 1419 unit capacity – provides additional buffer if any parcels are rejected by EOHLIC, includes areas that already allow multi-family housing through Flexible Multiple Use Overlay District (FMUOD)
  - Option 3 – Planning Division Strongly Suggested – 85.26 acres, 1318 unit capacity – pared down version of option 2 if members are opposed to option 2
- Showed each proposed area in closer detail on the GIS map and Google Street view
  - Member Murray asked if there was public transit in the High Street area. Staff Wolfe and Staff Romulus clarified that there wasn’t, but there’s still walkability benefits and a potential micro-transit opportunity grant currently under review.

Members discussed potential recommendation for the Planning Board, who will be presented the same options.

- Member Previterra felt redevelopment on Washington Street in Islington would be beneficial to the neighborhood. Member Levine agreed
- Chair McCusker emphasized the importance of getting it passed at Town Meeting and reluctance to recommend Option 2
- Staff Wolfe clarified the minor differences between FMUOD and MUMFROD
- Member Rizoli has heard people want High Street to look like the Islington Center Redevelopment
- Member Murray said Planning Board discussed Westwood Glen but would require education to the public, would create affordable units and increase density if redeveloped
  - Staff Loughnane showed flexibility in which parcels, pointed out Westwood Glen has already lowered age requirements in order to fill units
  - Staff Wolfe reiterated Planning Board's consideration that it's near schools
- Staff said you can't make a wrong choice out of options because it's all working toward greater housing diversity, Housing Partnership has more expertise, would help ongoing housing crisis
- Member Rizoli echoed ongoing affordability problem

I, Joe Previterra, make a motion to recommend Option 3 to the Planning Board for expansion of the Mixed-Use Multi-Family Residential Overlay District.

I, Lou Rizoli, second the motion.

Catherine Levine – Aye

Michael McCusker – Aye

Joan Courtney Murray – Aye

Louis Rizoli – Aye

Joseph Previterra – Aye

The meeting closed at 8:40 p.m.