

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*

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**HOUSING PARTNERSHIP
FAIR HOUSING COMMITTEE**

APPROVED
On Meeting Date: 7/15/24

**Housing Partnership/Fair Housing Committee Attending Planning Board Meeting
December 19, 2023 7:00 p.m.
Minutes**

In attendance: none

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 8:53 p.m.

Discussion of Potential Warrant Articles for the May 2024 Annual Town Meeting

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. *New language*: Rooftop Wireless Communication Facility approved pursuant to Section 9.7.11.19

Ms. Loughnane went through in detail the conditions and restrictions. This is just draft language to get the Planning Board started for the Public Meeting.

If granted any rooftop in the University Avenue.

Board Comments:

- Citizens Bank building, can they see the whole roof? *Ms. Loughnane: Yes, so it would need to be in a stealth enclosure.*
- Support generator requirements.
- Will have a public meeting on this on January 9, 2024.

MUMFROD expansion:

Article 1:

Zoning Bylaw & Zoning Map Amendments Relative to Mixed-Use & Multi-Family...

Ms. Loughnane suggested changes to location.

9.9.2.1 MUMFROD 1: Medium 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: High 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 2.

9.9.2.3 MUMFROD 3: Medium Density Ground Floor Commercial

MUMFROD Overlay District. MUMFROD 3 shall include the areas as shown on the Official Zoning Map within Mixed-use & Multi-family Residential Overlay District 3.

9.9.5. Permitted Uses

9.9.6. Residential Density Allowances

Zoning Map Amendments

Where will the MUMFROD overlay Districts be?

Board Comments:

- 25 acres have to be ½ mile from train stations.
- Cons to High Density? *Ms. Loughnane: It could be redeveloped and pulled out of the University Ave District.*
- Will need to publish the FAQ's.
- Discussion on what properties and where they should be.
- The Medium and High MUMFROD was liked by 2 Board members.
- A low, medium and a High district was suggested.
- Good Plaza was discussed with 1.37 acres.

Suggestions:

- Low, Medium and High.
- In an area close to 109.
- Be cautious of parcels near Islington.
- GIS map, look at the flood risk.

The discussion concluded at 10:15 p.m.