



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

TIME STAMP

**ORGANIZATION:** Planning Board Meeting

2013 AUG -1 P 12:38

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

**DATE:** Tuesday, August 20, 2013

**TIME:** 7:30 P.M. TOWN CLERK WESTWOOD

**LOCATION:** Champagne Meeting Room, 50 Carby Street

**PURPOSE:** Public Hearings & Meeting

**REQUESTED BY:** Janice Barba, Planning Dept.

**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](http://www.townhall.westwood.ma.us))*

**AGENDA**

**7:30 PM**

- Public Hearing for Environmental Impact and Design Review (EIDR) of Proposed Alterations to Wireless Communications Facility – 100-200 Lowder Brook Drive
- Public Hearing for Consideration of Adoption of New Rules and Regulations Pursuant to Section 9.8 of the Westwood Zoning Bylaw - University Avenue Mixed Use District (UAMUD).
- Public Hearing regarding the revision of various sets of existing Planning Board rules, regulations, standards and guidelines, and the adoption of new sets of rules, regulations, standards and guidelines, including the following:
  - 1) Revision of Rules and Regulations Governing the Subdivision of Land in Westwood, Massachusetts, pursuant to M.G.L. Chapter 41, § 81Q;
  - 2) Revision of Rules and Regulations for Planning Board Special Permits Pursuant to Various Sections of the Westwood Zoning Bylaw;
  - 3) Revision of Rules and Regulations Pursuant to Section 9.5 of the Westwood Zoning Bylaw – Flexible Multiple Use Overlay District (FMUOD);
  - 4) Revision of Rules and Regulations for Scenic Roads pursuant to M.G.L. Chapter 40, §15C ( the "Scenic Road Act"), and M.G.L. Chapter 87, §3 (the "Public Shade Tree Act");
  - 5) Adoption of Rules and Regulations Pursuant to Section 7.3 of the Westwood Zoning Bylaw – Environmental Impact and Design Review (EIDR);
  - 6) Adoption of Rules and Regulations Pursuant to Section 8.3 of the Westwood Zoning Bylaw – Open Space Residential Development (OSRD);
  - 7) Revision of existing Traffic Study Guidelines;
  - 8) Revision of existing Parking Design Standards; and
  - 9) Adoption of Bicycle Facility Design Standards.
- New Business – Reserved for topics not reasonably anticipated to be discussed

**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.*

**WESTWOOD PLANNING BOARD  
LEGAL NOTICE  
NOTICE OF PUBLIC HEARING**

The WESTWOOD PLANNING BOARD will hold a public hearing on *Tuesday, August 20, 2013 at 7:30 PM* in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts 02090, regarding the adoption of new Rules and Regulations Pursuant to Section 9.8 of the Westwood Zoning Bylaw - University Avenue Mixed Use District (UAMUD).

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TOWN CLERK  
TOWN OF WESTWOOD

Copies of the proposed rules and regulations are available for inspection between 8:30 a.m. and 12:00 noon, Monday through Friday at the office of the Planning Board or during regular municipal business hours at the Town Clerk's office. Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board.

Bruce H. Montgomery, Chairman  
Westwood Planning Board



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The WESTWOOD PLANNING BOARD will hold a public hearing on *Tuesday, August 20, 2013 at 7:30 PM* in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts 02090, regarding the revision of various sets of existing Planning Board rules, regulations, standards and guidelines, and the adoption of new sets of rules, regulations, standards and guidelines, including the following:

- 1) Revision of Rules and Regulations Governing the Subdivision of Land in Westwood, Massachusetts, pursuant to M.G.L. Chapter 41, § 81Q;
- 2) Revision of Rules and Regulations for Planning Board Special Permits Pursuant to Various Sections of the Westwood Zoning Bylaw;
- 3) Revision of Rules and Regulations Pursuant to Section 9.5 of the Westwood Zoning Bylaw – Flexible Multiple Use Overlay District (FMUOD);
- 4) Revision of Rules and Regulations for Scenic Roads pursuant to M.G.L. Chapter 40, §15C ( the “Scenic Road Act”), and M.G.L. Chapter 87, §3 (the “Public Shade Tree Act”);
- 5) Adoption of Rules and Regulations Pursuant to Section 7.3 of the Westwood Zoning Bylaw – Environmental Impact and Design Review (EIDR);
- 6) Adoption of Rules and Regulations Pursuant to Section 8.3 of the Westwood Zoning Bylaw – Open Space Residential Development (OSRD);
- 7) Revision of existing Traffic Study Guidelines;
- 8) Revision of existing Parking Design Standards; and
- 9) Adoption of Bicycle Facility Design Standards.

Copies of the proposed rules, regulations, standards and guideline are available for inspection between 8:30 a.m. and 12:00 noon, Monday through Friday at the office of the Planning Board or during regular municipal business hours at the Town Clerk’s office. Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board.

Bruce H. Montgomery, Chairman  
Westwood Planning Board

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The WESTWOOD PLANNING BOARD will hold a public hearing on Tuesday, August 20, 2013 at 7:30 PM in the Champagne Meeting Room at the Carby Street Municipal Office Building, 50 Carby Street, Westwood, Massachusetts 02090, regarding an application filed by T-Mobile Northeast, LLC, for Environmental Impact Design Review Approval, pursuant to Sections 7.3 and 9.4 of the Westwood Zoning Bylaw, to add three (3) AIR 21 antennas on new t-arm mounts extending twelve (12) inches from sides of monopole, one (1) per sector with three (3) UMTS tower mounted amplifiers (TMA), one (1) per sector, and to relocate three (3) existing AIR 21 antennas onto new t-arm mounts, and to install co-axial and fiber cables and other modernization components on the existing monopole tower, mounted at an elevation of +/-125'. Property Location: 100-200 Lowder Brook Drive, known as Assessors Map 6, Parcel 17. Property Owner: Medical Information Technology, Inc.

The plans and application are available for inspection between 8:30 a.m. and 12:00 noon, Monday through Friday at the office of the Planning Board at 50 Carby Street, or during regular municipal business hours at the Town Clerk's office. Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board.

Bruce H. Montgomery, Chairman  
Westwood Planning Board