



The Commonwealth of Massachusetts
Norfolk ss:

To either of the Constables of the Town of Westwood in said County, GREETING:

In the name of the Commonwealth of Massachusetts you are hereby directed to notify the inhabitants of said Town of Westwood qualified to vote in elections and town affairs to meet in the Westwood High School Auditorium, 200 Nahatan Street, in said Westwood on Monday November 9, 2015 at 7:30 in the evening, there and then to act on the following Articles:

ARTICLE 1

To see if the Town will vote to raise and appropriate the sum of One Hundred Thousand Eight Hundred Seventy One Dollars (\$100,871) for the operation of the municipal and school departments for the fiscal year July 1, 2015 through June 30, 2016, as set forth below, or take any other action thereto:

Budget	Amount	Funding Source
Municipal Operating Budget	\$23,371	FY16 State Aid
School Operating Budget	\$77,500	FY16 State Aid

(Board of Selectmen)

ARTICLE 2

To see if the Town will vote to transfer from available funds the sum of Seven Hundred and Twenty Five Thousand Dollars (\$725,000) to the Capital Improvements Stabilization Fund established in accordance with General Laws Chapter 40, Section 5B, or take any other action thereto.

Purpose	Amount	Funding Source
Capital Improvements Stabilization Fund	\$725,000	Bond Premium Account

(Board of Selectmen)

ARTICLE 3

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of Seven Hundred Thousand Dollars (\$700,000) to the OPEB Liability Trust Fund established in accordance with General Laws Chapter 32B, Section 20, or take any other action thereto

Purpose	Amount	Funding Source
OPEB Liability Trust Fund	\$700,000	FY2016 Health Insurance Budget

(Board of Selectmen)

ARTICLE 4

To see if the Town will vote to raise and appropriate the sum of Nine Hundred and Twenty Five Thousand Dollars (\$925,000) for the Capital Improvements Stabilization Fund established in accordance with General Laws Chapter 40, Section 5B, or take any other action thereto.

Purpose	Amount	Funding Source
Capital Improvements Stabilization Fund	\$925,000	Tax Levy

(Board of Selectmen)

ARTICLE 5

To see if the Town will vote to raise and appropriate and/or transfer from available funds and/or borrow a sum of money for the purchase, lease or lease/purchase to accomplish the sewer extension project on Grove Street; the residents of that portion of Grove Street to be served by the sewer extension shall be responsible for betterment charges which will reimburse the town for half the cost of the sewer connection. The listed capital improvement project must be authorized by majority vote of the Board of Selectmen prior to implementation of the project and/or expenditure of funds; and to authorize the Board of Selectmen and/or Sewer Commission to apply for and accept any State or Federal grant or assistance, or both, that may be available for any of the above, or take any other action thereto.

(Sewer Commission)

ARTICLE 6

To see if the Town will vote to authorize the Board of Selectmen to take the following actions in conjunction with the acquisition and disposition of certain parcels of land located off Laura Lane and Westwood Glen Road:

- A. To accept the declaration of the School Committee that a certain parcel of property located off Laura Lane and shown as "Parcel A" (the "Hanlon Parcel") on a plan entitled "Paul Hanlon School, #790 Gay Street, Westwood, Massachusetts," dated October 13, 2015, prepared by Hoyt Land Surveying, inclusive of any revisions to said plan, is no longer required for school or other public purposes and thus constitutes surplus property, and for the Board of Selectmen to accept care, custody and control of the Hanlon Parcel for purposes of conveying, transferring, or otherwise disposing of such land in accordance with law;
- B. To convey, transfer, or otherwise dispose of the Hanlon Parcel in accordance with applicable procurement laws on terms acceptable to the Board of Selectmen for the minimum price of one dollar and other good and valuable consideration or for such other price as is established through procurement;
- C. To acquire, by purchase, gift, eminent domain or otherwise, those certain parcels of Land shown as Lot C1, Parcel R3, and Parcel 3 on a plan entitled "Definitive Subdivision, 590 High Street, Westwood, Mass.," dated July 13, 2015, prepared by Feldman Land Surveyors, comprising four sheets, inclusive of any revisions to said plan (the "Subdivision Plan"), on terms acceptable to the Board of Selectmen;

- D. To acquire, by purchase, gift, eminent domain or otherwise, and to abandon, any and all easements, rights (including rights of way), or restrictions as is necessary or convenient to convey or acquire clear title to the above-referenced parcels of land, on terms acceptable to the Board of Selectmen;
- E. To appropriate and/or transfer from available funds and/or borrow an amount sufficient to make a payment to the Girl Scouts of Eastern Massachusetts, Inc., or its successor, assign, or designee, for site work and construction of a scout house and to establish an escrow account for the purpose of paying unforeseen costs related to the construction of the scout house and to cover the costs of related site work and improvements to the Hanlon School parking lot; and
- F. To enter into all agreements and execute any and all instruments as may be necessary or convenient on behalf of the Town to effect the above actions;

or take any other action relative thereto.

(Board of Selectmen)

ARTICLE 7

To see if the Town will vote to authorize the Board of Selectmen to take the following actions in conjunction with the acquisition and disposition of certain parcels of land for purposes of establishing a new police headquarters for the welfare and safety of the public and establishing a public way from Deerfield Avenue to Westwood Glen Road in furtherance of the public necessity and convenience:

- A. To acquire, by purchase, gift, eminent domain or otherwise, the parcels of land shown as Parcel 1 and Parcel R1 on a plan entitled “Definitive Subdivision, 590 High Street, Westwood, Mass.,” dated July 13,2015, prepared by Feldman Land Surveyors, comprising four sheets, inclusive of any revisions to said plan (the “Subdivision Plan”), on terms acceptable to the Board of Selectmen;
- B. To convey to a person or entity selected in accordance with applicable procurement laws that parcel of land shown as Parcel 2 on the Subdivision Plan, on terms acceptable to the Board of Selectmen;
- C. To acquire, by purchase, gift, eminent domain or otherwise, and to abandon, any and all easements, rights (including rights of way), or restrictions as is necessary or convenient to convey or acquire clear title to the above-referenced parcels of land, on terms acceptable to the Board of Selectmen; and
- D. To enter into all agreements and execute any and all instruments as may be necessary or convenient on behalf of the Town to effect the above actions;

or take any other action relative thereto.

(Board of Selectmen)

ARTICLE 8

To see if the Town will vote to authorize the Board of Selectmen to take the following actions in conjunction with the acquisition and disposition of certain parcels of land for purposes of establishing a public way from Deerfield Avenue to Westwood Glen Road in furtherance of the public necessity and convenience:

- A. To accept the declaration of the School Committee that Parcel R4 on a plan entitled “Definitive Subdivision, 590 High Street, Westwood, Mass.,” dated July 13, 2015, prepared by Feldman Land Surveyors, comprising two four sheets, inclusive of any revisions to said plan (the “Subdivision Plan”), constitutes surplus property no longer needed for school purposes, and to transfer care, custody, control and management of this land to the Board of Selectmen for the purpose of incorporating said parcel into the public way and parking described below;
- B. To lay out, in furtherance of public necessity and convenience, the public way shown as “Proposed Variable Width Right of Way” on the Subdivision Plan, comprising Parcels R1, R2, R3, and R4 on said Plan, contingent upon the completion of roadway construction and acceptance of said roadway by the Board of Selectmen, which when so laid out will be deemed to have been accepted by the Town as a public way, and create new public parking facilities in conjunction with this public way, and to acquire, by purchase, gift, eminent domain or otherwise, such land or other interests in land as are necessary to complete this layout and these parking facilities, on terms acceptable to the Board of Selectmen; and
- C. To enter into all agreements and execute any and all instruments as may be necessary or convenient on behalf of the Town to effect the above actions;

or take any other action relative thereto.

(Board of Selectmen)

ARTICLE 9

To see if the Town will vote to appropriate and/or transfer from available funds and/or borrow an amount sufficient to cover the costs of all construction work as shown on plans entitled “Bid Package I, for the extension of Deerfield Avenue to Westwood Glen Road”, including funding of all items related to the proposed new roadway and parking facilities for the police headquarters, Town Hall, American Legion and land adjacent to the Deerfield School, including without limitation site work, paving, markings, landscaping, lighting, curbing, sidewalks, signage, traffic calming and construction of a new handicapped accessible ramp for access to the Town Hall, or take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 10

To see if the Town will vote to approve certain amendments to the Official Zoning Map, including a change in the zoning district designation for the rear portion of a split zoned parcel of land at 790 Gay Street shown on Assessor’s Parcel 16 as Lot 5 from Single Residence E District to Single Residence A District so that the entire lot is within the Single Residence A zone.

(Board of Selectmen)

ARTICLE 11

To see if the Town will vote to approve certain amendments to the Official Zoning Map, including a change in the zoning district designation for a parcel of land near 90 Deerfield Avenue shown on Assessor’s Parcel 14 as Lot 95 from Single Residence E District to Single Residence C District.

(Board of Selectmen)

ARTICLE 12

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Section 9.5 [Flexible Multiple Use Overlay District (FMUOD)]:

- 1) Add a new Section 9.5.8.4.2 to read as follows, and renumber subsequent sections, and references to those renumbered sections, as appropriate:

9.5.8.4.1 Age-restricted dwelling for persons 55 years and older;

- 2) Revise Section 9.5.13 to read as follows:

9.5.13 Percentage of Residential Units. Pre-existing and new housing units, where permitted, shall occupy no more than thirty-three (33%) of the total gross floor area of any project within FMUOD 1, and no more than fifty percent (50%) of the total gross floor area of any project within FMUOD 3, FMUOD 6 or FMUOD 7, except that age-restricted dwelling units for persons 55-years old or older permitted within FMUOD 3 may occupy up to 100% of the total gross floor area of a project. The maximum allowable number and type of residential units shall be determined by the Board, in its sole discretion, following the Board’s acceptance of a fiscal impact report demonstrating that said residential units will have no significant negative fiscal impact on the town. The Planning Board shall have the authority to approve, in its sole discretion, phased construction of the residential components of a project, independent of the phased construction of the non-residential components of the same project, as long as the total gross floor area of the residential components of all phases does not exceed the approved percentage of total gross floor area of the project authorized under the FMUOD Special Permit, and as long as no portion of the total land area approved for non-residential components is developed for residential use. Residential units shall be located on upper stories unless the Planning Board determines that a combination of first floor and upper floor residential units are acceptable in a particular development.

(Planning Board)

ARTICLE 13

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Section 2.0 [Definitions] and to Section 4.1 [Principal Uses], including amendments related to solar energy facilities:

- 1) Delete the definition for the term “Commercial Scale Solar” and add a new definition for “Large Scale Solar” to read as follows:

Large Scale Solar Any Solar Energy Facility which exceeds fifteen (15) kilowatts capacity.

- 2) Delete the definition for the term “Non-commercial Scale Solar” and add a new definition for “Small Scale Solar” to read as follows:

Small Scale Solar Any Solar Energy Facility which has a capacity of fifteen (15) kilowatts or less.

- 3) Revise Section 4.1.7.5 to read as follows:

	SRA	SR B	SR C	SR D	SR E	GR	SR	LB A	LB B	HB	I	IO	AR O
4.1.7.5 Large Scale Solar	BA	BA	BA	BA	BA	BA	BA	BA	BA	Y	Y	Y	BA

- 4) Revise Section 4.1.7.6 to read as follows:

	SRA	SR B	SR C	SR D	SR E	GR	SR	LB A	LB B	HB	I	IO	AR O
4.1.7.6 Small Scale Solar	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

(Planning Board)

ARTICLE 14

To see if the Town will vote to delete Section 5.5.7 [Creation of Ways] of the Westwood Zoning Bylaw in its entirety.

(Planning Board)

ARTICLE 15

To see if the Town will vote to amend the Official Zoning Map by re-zoning the ~777 parcel of land on the border of Westwood and Dedham, known as Assessor’s Map 17, Lot 175, from an undesignated zone to HB (Highway Business).

(Planning Board)

ARTICLE 16

To see if the Town will vote to raise and appropriate and/or transfer from available funds and/or borrow a sum of money to purchase 5 +/- acres portion of land known as Assessors Map 21, Lot 050, also known as 248 Nahatan Street, or take any other action thereto.

(Board of Selectmen)

ARTICLE 17

To see if the Town will vote to amend the Code of the Town of Westwood, Chapter 321 [Retail Stores], by striking Article 1 [Restrictions on hours of operation of retail stores] entirely and replacing it with new Article 1 [Hours of Operation], and by adding a new Article 2 [One-day Permit for Extended Hours of Operation], so that Chapter 321 reads as follows:

Chapter 321: Retail Stores

§321-1 Article 1: Hours of Operation

For the purpose of controlling and abating noise and illuminations and to protect and promote the nighttime tranquility, no person shall sell at retail, including the sale of food, shall be open for transaction of retail business, accept deliveries, or allow the removal of solid waste between the hours of 12:00 midnight and 6:00 a.m., except as expressly permitted pursuant to a one-day permit granted by the Board of Selectmen in accordance with §321-2. The term "food" as used by this bylaw shall include any article or commodity, however stored or packaged, intended for human consumption. Notwithstanding the foregoing, nothing contained within this Chapter 321 shall be deemed to prohibit or limit a retail business from conducting interior activities that are accessory to the operation of the retail business, such as cleaning, stocking, food preparation and other supporting operations between the hours of 12:00 midnight and 6:00 a.m., provided that (i) truck deliveries shall not occur during the hours of 12:00 midnight to 4:00 a.m.; (ii) during the hours of 4:00 a.m. to 6:00 a.m. truck deliveries shall be made solely to sealed loading docks, with no exterior loading or unloading permitted; and (iii) waste removal shall in all events not occur between 12:00 midnight and 6:00 a.m.

§321-2 Article 2: One-day Permit for Extended Hours of Operation

The Board of Selectmen may, at the Board's sole discretion, grant a one-day permit to allow a retail store to remain open for the transaction of retail business between the hours of 12:00 midnight and 6:00 a.m. as part of a special event. The terms and conditions of said one-day permit shall be such as the Board of Selectmen determines necessary to protect public health and safety. No retail store may be granted a permit under this provision for more than 10 days in any calendar year. The Board of Selectmen may adopt, and periodically amend, regulations, rules and/or written guidance relating to the terms, conditions, definitions, enforcement, fees, procedures and administration of one-day permits.

or take any other action in relation thereto.

(Board of Selectmen)

ARTICLE 18

To see if the Town of Westwood will vote to accept the provisions of Massachusetts General Law, Chapter 90-1, Section 1, as amended, the Complete Streets Program, to allow the Town to participate in, apply for, and receive funding pursuant to said section and Section 6121-1318, Chapter 79 of the Acts of 2014.

(Board of Selectmen)

Given under our hands this 19th day of October, 2015

BOARD OF SELECTMEN



Michael F. Walsh, Chairman



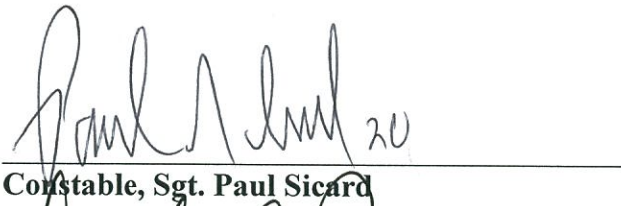
Patrick J. Ahearn, Clerk



Nancy C. Hyde, Third Member

Norfolk,ss:

By virtue of this warrant, I have notified and warned the legal voters of Westwood, aforesaid to meet at the time and places specified in said warrant by posting attested copies thereof online and in four public places equally distributed among the four precincts in Westwood.



Constable, Sgt. Paul Sicard

10/28/15
Date



Dorothy A. Powers, Town Clerk

10/28/15
Date