

Town of Westwood
Commonwealth of Massachusetts

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TOWN CLERK
TOWN OF WESTWOOD PLANNING BOARD

NOTICE OF PUBLIC HEARING

The Westwood Planning Board will hold a public hearing in accordance with the provisions of M.G.L. Chapter 40A, §5 on **Tuesday, February 28, 2017**, at 7:00 p.m. in the Champagne Meeting Room at 50 Carby Street, Westwood, MA 02090, to consider the following proposed amendments to the Town of Westwood Zoning Bylaw and Official Zoning Map. Articles 1-11 are sponsored by the Planning Board and articles 12-14 have been submitted by citizen petition.

Article 1: To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Section 2.0 [Definitions] to amend the definition for Other Marijuana Facility and add a definition for Marijuana Establishment and Marijuana Retailer, amend Section 4.0 [Use Regulations] and Section 4.1.2 [Table of Principal Uses] to regulate Marijuana Establishments, and any necessary amendments to Section 7.4 [Registered Marijuana Dispensary], or take any other action in relation thereto.

Article 2: To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Section 8.5 [Accessory Apartments] to amend the limited number of special permits to be issued and in effect in Section 8.5.4 [Limited Number of Special Permits], or take any other action in relation thereto.

Article 3: To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Section 4.1.6.8 [Self-Storage or Mini-Storage Facility] in the Table of Uses, add a new Section 7.6 [Storage Facilities Special Regulations], and amend the parking requirements for storage facilities in Section 6.1.6.6, or take any other action in relation thereto.

Article 4: To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Section 2.0 [Definitions], Section 4.1 [Table of Principal Uses] and Section 4.3 [Table of Accessory Uses], for amendments related to solar energy facilities, large scale solar and small scale solar, or take any other action in relation thereto.

Article 5: To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Section 7.1 [Earth Material Movement (EMM)] to change the type of permit from a Special Permit to an Environmental Impact and Design Review (EIDR) in Section 7.3, or take any other action in relation thereto.

Article 6: To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Section 6.4 [Exterior Lighting] to clarify the height limit for wall mounted fixtures for nonresidential properties, limit the hours for exterior lighting at nonresidential properties, and identify security and non-security lighting on the exterior lighting plan, or take any other action in relation thereto.

Article 7: To see if the Town will vote to approve certain zoning amendments to the Westwood Zoning Bylaw related to Section 2.0 [Definitions], Section 4.5 [Nonconforming Uses and Structures], or take any other action in relation thereto.

Article 8: To see if the Town will vote to approve certain zoning amendments to the Westwood Zoning Bylaw related to Section 5.5.5 [Corner Clearance] to prohibit fences from being located within a certain distance from intersections, or take any other action in relation thereto.

Article 9: To see if the Town will vote to approve certain zoning amendments to the Westwood Zoning Bylaw related to Section 10.1.6 [Penalty for Noncriminal Complaint] to increase the penalty for a violation from \$100.00 to up to \$300.00 for each offense, or take any other action in relation thereto.

Article 10: To see if the Town will vote to approve certain zoning amendments to the Westwood Zoning Bylaw related to Section 9.7 [University Avenue Mixed Use District (UAMUD)] and Section 9.7.5 [Water Resources Protection Overlay District (WRPOD) Requirements] to amend the allowable snow and ice removal products and approval process, or take any other action in relation thereto.

Article 11: To see if the Town will vote to approve certain housekeeping amendments to various sections of the Westwood Zoning Bylaw and Official Zoning Map as may be necessary to correct any errors or inconsistencies, including without limitation the correction of one or more erroneous section references, update the footnotes in Section 4.1 [Table of Principal Uses], and update the Official Zoning Map to remove an area depicted as a road without a zoning designation.

Petitioner's Article:

Article 12: To see if the Town will vote to approve a zoning amendment to add a new Section 8.6 [Residential Demolition Moratorium] to impose a one year moratorium for the demolition of residential dwellings under certain circumstances, or take any other action in relation thereto.

Petitioner's Article:

Article 13: To see if the Town will vote to approve certain zoning amendments to Section 9.5 [Flexible Multiple Use Overlay District (FMUOD)] to eliminate multi-family residential uses within the FMUOD-6 (Washington Street Business District) and FMUOD-7 (High Street Business District) and remove reference to the percentage of Residential Units in Section 9.5.13, or take any other action in relation thereto.

Petitioner's Article:

Article 14: To see if the Town will vote to approve certain zoning amendments to Section 9.5 [Flexible Multiple Use Overlay District (FMUOD)] to remove the footnote marked 1 relative to "minimum project area" in Section 9.5.9 [Alternative Dimensions], or take any other action in relation thereto.

The complete text relative to the proposed amendments is available for inspection between 8:30 a.m. and 4:30 p.m. Monday through Thursday and 8:30 a.m. and 1:00 p.m. on Friday at the office of the Planning Board at 50 Carby Street or during regular business hours at the office of the Town Clerk at 580 High Street, Westwood, MA 02090 or you may visit the Planning Board's webpage at www.townhall.westwood.ma.us under "Current Planning Board Applications". Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board.

Westwood Planning Board

Westwood Press Advertising Dates: Friday, February 10, 2017 and Friday, February 17, 2017.

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