

Town of Westwood
Commonwealth of Massachusetts

Trevor W. Laubenstein, Chairman
David L. Atkins, Vice Chairman
Steven H. Olanoff, Secretary
Brian D. Gorman
Michael L. McCusker
Steven Rafsky, Associate Member



Abigail McCabe, AICP, Town Planner
amccabe@townhall.westwood.ma.us
(781) 251-2581

2018 FEB -7 A 11: 42

PLANNING BOARD

TOWN CLERK
TOWN OF WESTWOOD

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 27, 2018 at 7:00 p.m.** in the Cafeteria of the Downey School located at 250 Downey Street, Westwood, MA 02090, to consider the following proposed amendments to the Town of Westwood Zoning Bylaw and Official Zoning Map. Articles 1-5 are sponsored by the Planning Board and Article 6 has been submitted by citizen petition.

The complete text relative to the proposed amendments is below and 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 Division or Department of Community and Economic Development webpages under "Zoning Amendments" at http://www.townhall.westwood.ma.us/gov/depts/commdevdepts/zoning_amendments.htm

Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board.

Westwood Planning Board

Article 1: Zoning Map Amendments Related to Islington Center Redevelopment Project to Alter the Boundaries of the Local Business B District (LBB) and the Flexible Multiple Use Overlay District 6 (FMUOD 6/Washington Street Business District)

To see if the Town will vote to approve certain amendments to the Official Zoning Map, by re-zoning the parcels of land located at 9 School Street shown on Assessor's Parcel 23 as Lot 161 and 277A Washington Street shown on Assessor's Parcel 23 as Lot 165 from Single Residence A (SRA) to Local Business B (LBB) and overlaying these two parcels with the Flexible Multiple Use Overlay District 6 (FMUOD6/Washington Street Business District), as follows, or take any other action in relation thereto:

- 1) Change the designation of two parcels known as Assessor's Plat 23, Lots 161 and 165, from Single Residence A (SRA) District to Local Business B (LBB) District;
- 2) Expand the FMUOD6/Washington Street Business District overlay district to include the two parcels known as Assessor's Plat 23, Lots 161 and 165;

- 3) Replace the map entitled "Official Zoning Map, May, 2017" with the map entitled "Official Zoning Map, May, 2018".

Article 2: Zoning Amendments to Section 9.5 of the Zoning Bylaw to Allow Retail Sales and Service Greater than 10,000 square feet by Special Permit in the Flexible Multiple Use Overlay District 6 (FMUOD6/Washington Street Business District)

To see if the Town will vote to approve certain zoning amendments to Section 9.5 [Flexible Multiple Use Overlay District (FMUOD)] of the Zoning Bylaw to allow retail sales and services establishments up to 15,000 square feet in the Flexible Multiple Use Overlay District 6 (FMUOD6/Washington Street Business District), subject to Planning Board Special Permit, as follows, or take any other action in relation thereto:

- 1) Add a new Section 9.5.8.7.2 to read as follows:

9.5.8.7.2 Retail sales and services establishment, 10,000 sq. ft. to 15,000 sq. ft.

Article 3: Zoning Map Amendments Related to the Obed Baker House to Alter the Boundaries of the Local Business A District and the Flexible Multiple Use Overlay District 7 (FMUOD7/High Street Business District)

To see if the Town will vote to approve certain amendments to the Zoning Bylaw and Official Zoning Map by re-zoning the parcel of land on High Street shown on Assessor's Parcel 21 as Lot 43 from Single Residence C (SRC) to Local Business A (LBA) and by overlaying the parcels of land shown on Assessor's Parcel 21 as Lots 42 and 43 with the Flexible Multiple Use Overlay District 7 (FMUOD7 / High Street Business District), as follows, or take any other action in relation thereto:

- 1) Change the designation of the parcel known as Assessor's Plat 21, Lot 43, from Single Residence C (SRC) District to Local Business A (LBA) District;
- 2) Expand the FMUOD7/High Street Business District overlay district to include the two parcels known as Assessor's Plat 21, Lots 42 and 43;
- 3) Replace the map entitled "Official Zoning Map, May, 2017" with the map entitled "Official Zoning Map, May, 2018".

Article 4: Zoning Amendment to Section 9.7 of the Zoning Bylaw to Limit Residential Uses within the University Avenue Multiple Use District (UAMUD)

To see if the Town will vote to approve certain amendments to Section 9.7 [University Avenue Multiple Use District (UAMUD)] of the Westwood Zoning Bylaw to limit residential uses to no more than one-third

of the aggregate floor area of all buildings within the UAMUD District, as follows, or take any other action in relation thereto:

1) Add a new subsection 9.7.4.5.4.b (8) to read as follows:

(8) The aggregate floor area of all buildings within the UAMUD attributed to residential uses, including all existing residential uses, all residential uses previously approved by special permit, and all residential uses under consideration by the Planning Board, shall not exceed 50% of the aggregate floor area of all buildings within the UAMUD attributed to non-residential uses and for which Certificates of Occupancy have been issued.

Article 5: General Zoning Housekeeping Amendments

To see if the Town will vote to approve certain housekeeping zoning amendments to various sections of the Westwood Zoning Bylaw and Official Zoning Map, as may be necessary to correct any errors or inconsistencies.

[Note: While no Housekeeping amendments have been identified to date, this article has been proposed to correct any errors or inconsistencies which may be discovered during the zoning amendment public hearing process.]

Article 6: Petitioner Article – Zoning Amendment to Limit Number of Residential Dwelling Units in Flexible Multiple Use Overlay District 6 (FMUOD 6/Washington Street Business District) & Flexible Multiple Use Overlay District 7 (FMUOD7/High Street Business District)

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw to add definitive caps on the number of residential units which may be constructed in Flexible Multiple Use Overlay Districts 6 and 7 by amending Section 9.5 [Flexible Multiple Use Overlay District {"FMUOD"}], or take any other action in relation thereto:

Add a new Section 9.5.13.1 [Maximum Number of Residential Units] to read as follows, and renumber subsequent sections as appropriate:

9.5.13.1 Limit on Number of Residential Dwelling Units in FMUOD6 and FMUOD7.

The aggregate number of residential dwelling units for all projects allowed by special permit within the FMUOD6 and FMUOD7 districts shall not exceed a maximum of thirty (30) dwelling units per district. Said maximum shall include all residential dwelling units previously approved by FMUOD special permit or by Upper Story Residential Overlay [USROD] special permit.

(Nada Milosavljevic-Fabrizio, 32 Webster Street)

2018 FEB - 7 A 11: 42
TOWN CLERK
TOWN OF WESTWOOD