

Westwood Planning Board
Zoning By-law Presentation
December 11, 2012

A. Update on Recent Activity

B. Overview of By-law Procedures – how does the Bylaw work?

1. Zoning Bylaw and Master Development Plan – Approved at Town Meeting
2. Core Development Area – Approved at Town Meeting
 - a. Planning Board Determination that Core Development Area Conforms with Master Development Plan
 - b. Occurs Either Before or Soon After Town Meeting
3. Later Phases of MDP Project Require Planning Board Project Development Review:
 - a. Conformance with Master Development Plan
 - b. Impact Review – no impacts not accounted for in the MDP
 - c. Design Review – complies with performance and design standards
4. PB has Authority to Condition Project Development Review Approval
5. Minor Modification of MDP – Minor Changes to MDP Can be Approved Administratively by Planning Board
6. Major Changes to MDP Require:
 - a. Special Permit, or
 - b. Town Meeting Action

C. Proposed Allowed and Special Permit Uses

1. Principal Uses Allowed By-Right
 - a. Banks and pharmacies with drive through
 - b. Coffee shop with drive through
 - c. Fast order restaurant
 - d. Restaurant [with or without entertainment?]
 - e. Medical center or clinic
 - f. Assisted living/memory care
 - g. Single family residential
 - h. Parking garage as principal use
2. Principal Uses Requiring a Special Permit From the Planning Board
 - a. Specialized motor vehicle salesroom limited to 5,000 sf of showroom space

- b. Pet product and care facility including grooming and training
- c. Self-storage or mini-storage facility
- d. Commercial indoor recreation uses
- e. Movie theaters, music venues, bowling alley and other entertainment uses

3. Accessory Uses Allowed by Right

- a. Outdoor display, storage, sales and seating in connection with restaurant uses.
- b. ATM
- c. Accessory mobile auto audio sales, service and installation
- d. Medical Center or Clinic in connection with a principal retail use (e.g., CVS minute clinic)
- e. Pet grooming and boarding provided in connection with a retail use

4. Accessory Uses Allowed by Special Permit

- a. Accessory automotive tire, battery and accessories sales and service and installation, provided that no general repair of autos shall be permitted