
**Westwood Finance Commission
2010 Annual Town Meeting
Final Public Hearing**

**April 26, 2010
7:30 P.M.
High School Little Theatre**



Westwood Town Hall



Finance Commission

Mary Masi-Phelps, Chairman
John Grogan, Vice Chairman

Charles Bean	Lynne Liebrock
Maria Costantini	Kevin McManus
Craig Foscaldo	Michael O'Hara
Peter Frodigh	Raymond Sleight
George Hertz	Robert Uek
Russell Lavoie	Richard Wade
Marianne LeBlanc	
Sheila Nee, Administrator	

Dear Residents,

The State has committed \$55 million in public infrastructure funding to encourage the development of the Westwood Station project provided certain conditions are met, namely that the Developer, State and Town approve an Infrastructure Investment Incentive (I-Cubed) bond and that there is a ground breaking on the first phase of the development in the fall of 2010.

In order to meet these conditions, the Town needs to take certain actions at the Annual Town Meeting. Specifically, the Town Meeting will consider an article related to local approval of the I-Cubed funding and three articles related to zoning changes that would allow the first phase of the project to be permitted in a manner that would facilitate financing under current economic conditions. The Finance Commission is in the process of studying these articles and evaluating the accompanying benefits and risks to the Town in the context of the larger Westwood Station project and the Town's overarching financial needs.

The Finance Commission invites and encourages the entire Westwood community to attend the Public Hearing at 7:30 PM on April 26, 2010 in the Little Theater at Westwood High School and the Annual Town Meeting at 7:30 PM on May 3, 2010 in the Gymnasium at Westwood High School to consider these important articles. The text of the articles and related reports and explanations of the need for each can be reviewed and downloaded at www.westwoodma.gov/WWS, or by calling 781-251-2545.

Finance Commission recommendation voting will occur at the end of the hearing.

Please Note:

The Town of Westwood accommodates the needs of all physically challenged or disabled people by reasonable means in accordance with the Americans with Disabilities Act. Please contact the Finance Commission office at (781)320-1029 to make your request known



Articles to be Discussed and Voted

1. The Commonwealth has adopted a program known as I-Cubed (Infrastructure Improvement Investment) which is to be used to fund public infrastructure improvements for qualified proposed developments with a bond serviced by the new state income, sales and room taxes generated by the development. The purpose of the I-Cubed program is to bring development to fruition in order to add jobs and tax revenue within the Commonwealth.

The Secretary and CEO of the Massachusetts Department of Transportation, Jeffrey B. Mullan, and Secretary of the Executive Office of Housing and Economic Development, Gregory Bialecki, have on behalf of the Commonwealth committed to provide \$55 million to fund the infrastructure improvements for the Westwood Station Project.

Of the \$55 million, \$19 million is to be used to fund construction of Westwood Station Boulevard and the Canton Street & University Avenue intersection. Of the \$19 million, \$6 million is intended to be funded by the I-Cubed program.

An important element of I-Cubed funded projects relates to local approval. In communities like Westwood, a 2/3 approval of Town Meeting and Board of Selectmen is required for an Economic Development Proposal under the I-Cubed program.

2. An article sets forth a number of amendments to Section 9.6 [Mixed Use Overlay Districts (MUOD)]. Each of these amendments is proposed to clarify or modify the application of the MUOD zoning, to enable the applicant(s) to finance the project and Town departments to better interpret or apply the zoning requirements.
3. An article proposes the addition of a new section within the MUOD Bylaw giving the Planning Board the ability to approve deviations from the strict enforcement of all MUOD requirements. These amendments are intended to establish authority for such deviations to be made at the sole discretion of the Planning Board, within set limits on the type and scope of such deviations.
4. An article clarifies provisions requiring consistency between an Area Plan Special Permit and any EIDR Approval granted in connection with such special permit. The proposed amendments also introduce new criteria for minor plan modifications to be approved administratively by the Town Planner or other town staff, as authorized by the Planning Board in an EIDR Approval. These new provisions are intended to allow for timely response to requests for minor plan modifications which are consistent with the specified criteria.
5. An article that may be required to advance the Westwood Station Project including, but not limited to, amendments to or additional takings to right-of-ways, revisions to the Development Agreement, revisions to the Tax Increment Financing, Zoning and/or Bylaw amendments, etc.

Questions? Comments? Contact us:

☎ (781)320-1029

Email: SNee@Townhall.Westwood.MA.US.