

**WESTWOOD PLANNING BOARD  
NOTICE OF PUBLIC HEARING**

**ZONING AMENDMENTS**

**RECEIVED**

*By Town Clerk at 12:01 pm, Jan 31, 2020*

The Westwood Planning Board will hold a public hearing in accordance with the provisions of M.G.L. Chapter 40A, §5 on **Tuesday, February 25, 2020**, at 7:00 p.m. in the Champagne Meeting Room in the Carby Municipal Office Building at 50 Carby Street, Westwood, MA 02090, to consider the following proposed amendments to the Town of Westwood Zoning Bylaw. More information and including the text and maps of the proposed articles is available at the Office of the Planning Board at 50 Carby Street, Westwood and on the Planning Division's webpage under Current Plans and Applications at [www.westwoodpermit.org](http://www.westwoodpermit.org)

If inclement weather necessitates canceling the public hearing, the public hearing will be postponed to a "snow date" of **Tuesday, March 17, 2020 at 7:00 pm** in the Champagne Meeting Room at 50 Carby Street, Westwood, MA. In this event, a notice will be posted on the Town's website at <http://www.townhall.westwood.ma.us> and posted on the door of the Carby Municipal Office Building at 50 Carby Street on February 25 announcing the meeting cancelation and postponement date.

Article 1:     **Zoning Amendments Related to Medical Uses** – To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw and the Official Zoning Map related to various medical uses, including amendments to Section 2.0 [Definitions], Section 4.1.5 [Table of Principal Uses – Commercial Uses], Section 4.2 [Notes for Table of Principal Uses], and/or Section 9.5.8.1.9 [Use Permitted by FMUOD Special Permit in any FMUOD]; and/or to add a new Section 9.8 entitled Medical Facility Use Overlay District [MFOD] and amend the Official Zoning Map to clearly delineate the new Medical Facility Uses Overlay District [MFUOD]; or take any other action in relation thereto.

Article 2:     **Zoning Map Amendments Related to Town-owned Property on High Street in the vicinity of the Obed Baker House**  
To see if the Town will vote to approve certain amendments to the Official Zoning Map by re-zoning the currently undeveloped parcel of land shown on Assessor's Parcel 21 as Lot 43 from Single Residence C (SRC) to Local Business A (LBA); and/or by re-zoning the Obed Baker House property at 909 High Street shown on Assessor's Parcel 21 as Lot 42 from Local Business A (LBA) to Single Residence C (SRC); and/or to overlay these two parcels with the Flexible Multiple Use Overlay District 7 (FMUOD 7/High Street Business District); and/or to overlay these two parcels with the Upper Story Residential Development Overlay District (USROD); and to approve certain related amendments to the text of the FMUOD and/or USROD sections of the Westwood Zoning Bylaw; or take any other action in relation thereto.

Article 3:     **Zoning Amendment Related to the Renting of Rooms for Residential Properties** – To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw to include new definitions [Section 2.0] for renting of rooms for short-term (between 5-29 days) and long-term (30 days or more) timeframes; to prohibit renting of rooms for fewer than 5 days; to update the Table of Accessory Uses [Section 4.3.1]; and to make amendments to Section 4.3.3 [Accessory Uses in Residential Districts]; or take any other action in relation thereto.

**Article 4: Zoning Amendment Related to Prohibitive Uses**

To see if the Town will vote to approve certain amendments to Section 1.4 [Applicability] in order to clarify that uses not listed and expressly permitted in the Zoning Bylaw or otherwise permitted in a district or listed in the Use Regulations Section 4.0 shall be deemed prohibited; or take any other action in relation thereto.

**Article 5: Zoning Map Amendment Relative to Morrison Park and Field**

To see if the Town will vote to approve certain amendments to the Official Zoning Map to remove from the overlay district FMUOD-6 (Flexible Multiple Use Overlay District-6) the approximately 3.06-acre parcel containing 440, 470 and 480 Washington Street, which is shown on Assessor's Map 23 as Lot 216, and commonly referred to as Morrison Park and Field, so that said parcel, including basketball court, baseball field, DPW facilities, snack shack, softball field, and parking lot remains within the Local Business B (LBB) District and remains within the Wireless Communications Overlay District (WCOD); and to amend Section 9.5 of the Zoning Bylaw to remove any reference to said parcel; or take any other action in relation thereto.

**Article 6: Zoning Amendment Relative to Fire Arms/Explosives Sales and Services**

To see if the Town will vote to approve certain amendments to the Zoning Bylaw to the Table of Principal Uses [4.1.2] by amending Section 4.1.5.41 Fire Arms/Explosives Sales and Services such that the letters "BA" in the Local Business A (LBA) and Local Business B (LBB) columns of the use chart are replaced by the letter "N", so that the Fire Arms/Explosives Sales and Services uses is prohibited in the LBA and LBB zoning districts; or take any other action in relation thereto.

The complete text and material relative to the proposed amendments are available for viewing on the Town's website under the Planning Division "Zoning Amendments" at [www.townhall.westwood.ma.us](http://www.townhall.westwood.ma.us) and [www.westwoodpermit.org](http://www.westwoodpermit.org) or at the office of the Planning Board at 50 Carby Street between 8:30 a.m. and 4:30 p.m. Monday through Thursday and 8:30 a.m. and 1:00 p.m. on Fridays. Interested persons are encouraged to attend the public hearing and make their views known to the Planning Board.

Westwood Planning Board

*Transcript & Bulletin Advertising Dates: Thursday, February 6, 2020 and Thursday, February 13, 2020*