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TOWN OF WESTWOOD
COMMONWEALTH OF MASSACHUSETTS

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PLANNING BOARD

NOTICE OF PUBLIC HEARING
Final Warrant Article Language
March 25, 2025

Pursuant to Chapter 20 of the Acts of 2021, on March 29, 2023, Governor Healey signed into law An Act Extending Certain COVID-19 Measures Adopted during the State of Emergency. This Act includes an extension, until March 31, 2025, of the remote meeting provisions the previous administration's March 12, 2020, Executive Order. This meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so by using the Webinar link below. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, for reasons of economic hardship and despite best efforts, we will post on the Town website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

The Westwood Planning Board opened a remote public hearing on February 11, 2025, at 7:00 p.m. via Zoom to consider the following proposed amendments to the Town of Westwood Zoning Bylaw and Official Zoning Map. Said hearing was continued to a virtual public hearing session on February 25, 2025 via Zoom, which was held in conjunction with the Westwood Finance & Warrant Commission public hearing on Town Meeting Warrant Articles. Said Planning Board public hearing was then continued to a virtual public hearing session on March 4, 2025 via Zoom, and further continued to a virtual public hearing session on March 18, 2025 via Zoom, before being continued to an in-person public hearing session in conjunction with the Westwood Finance and Warrant Commission's public hearing on Town Meeting Warrant Articles, which will be held on **Tuesday, March 25, 2025, at 6:00 p.m.** in the Main Library Community Meeting Room, at 660 High Street, Westwood, MA, or if the March 25, 2025, Finance & Warrant Commission meeting is rescheduled as a virtual public meeting, a Zoom link and associated call-in numbers will be provided on the Town's calendar on the home page at https://www.townhall.westwood.ma.us/.

Planning Board public hearing sessions are filmed live by Westwood Media Center (WMC) and available for viewing on Comcast channel 6, Verizon channel 42, and WMC's YouTube. Those wishing to participate in the Planning Board's continued public hearing session are encouraged to attend.

Interested persons are encouraged to attend the public hearing to make their views known. You may send written comments by email to eromulus@westwoodma.gov at least three business days in advance to allow time for receipt and distribution.

Article PB-1: **Zoning Bylaw Amendments Relative to Accessory Apartments**

To see if the Town will vote to approve certain amendments to Zoning Bylaw Section 8.5 [Accessory Apartments] and related sections of the Zoning Bylaw that reference Accessory Apartments, as follows; or take any other action in relation thereto:

[New language shown in underlined red font, language to be removed shown with strikethrough. Revised Language highlighted]

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1) Revise Section 8.5 [Accessory Apartments] to read as follows:

8.5 ACCESSORY ~~APARTMENTS~~DWELLING UNITS (ADUs)

8.5.1 **Purposes.** The purposes of this section are as follows:

8.5.1.1 to offer greater housing choice by allowing varied mixes of housing type~~, compatible with community character~~; and

8.5.1.2 to encourage preservation of ~~community character through the continued ownership of~~ existing neighborhood characteristics for residential properties and their surrounding landscapes.

~~8.5.2 **Special Permit Required.** An Accessory Apartment shall require the issuance of special permit by the Board of Appeals in compliance with the provisions of this Section.~~

8.5.~~3~~2 **Applicability.** ~~The principal dwelling or accessory building or structure to be altered or constructed to contain an Accessory Apartment shall be a single-family dwelling or building accessory thereto.~~ One (1) Protected Use Accessory Dwelling Unit (Protected Use ADU) shall be allowed in association with a legally existing principal dwelling or pre-existing nonconforming principal dwelling in existence within a residential zoning district on February 2, 2025, or which is proposed for construction within a residential zoning district in conformance with applicable requirements of this Bylaw, as set forth in Section 4.3.3.12 of this Bylaw, pursuant to the requirements of this Section. For the purposes of this Section, the term "residential zoning district" shall mean any zoning district that allows single-family dwelling units by-right or by special permit.

8.5.3 **Special Permit Required for Second ADU.** The Board of Appeals may grant a special permit to allow a second ADU in association with a principal dwelling located within a residential zoning district, pursuant to the requirements of this Section (Special Permit ADU). In such case, the Board of Appeals shall make a determination that the proposed Special Permit ADU meets the purpose of this Section, and the purposes of Section 10.1, and that the proposed Special Permit ADU poses no material negative or adverse impacts to the public health, public welfare, or public safety of the neighborhood. If the Board of Appeals, in its sole discretion, votes to grant a Special Permit ADU, the Board may impose conditions at the expense of the Applicant to minimize visual impacts by preserving existing natural vegetation, requiring additional screening of the property from abutting properties, or other measures deemed appropriate by the Board, including limitation to no more than one (1) bedroom.

~~8.5.4 Limited Number of Special Permits. The maximum number of special permits to be issued and in effect shall not exceed two percent (2%) of the current number of single-family and two-family dwelling units in Town. All applications for a special permit pursuant to this Section shall be acted upon in the order in which they are filed.~~

8.5.~~5~~4 **General Requirements.** A~~n Accessory Apartment~~ Protected Use ADU shall be subject to the following general requirements:

8.5.~~5~~4.1 There shall be no more than one (1) ~~Accessory Apartment~~ ADU per lot unless a special permit is issued by the Board of Appeals for a Special Permit ADU pursuant to Sections 8.5.3 and 10.1 of this Bylaw. In no instance shall more than two (2) ADUs be permitted on a single lot.

~~8.5.5.2 No Accessory Apartment shall be permitted on a property which also contains a Conversion of a One-family Dwelling pursuant to Section 8.1.~~

~~8.5.5.3 No Accessory Apartment shall be permitted on a property which also contains a boarding house.~~

~~8.5. 5.4 The owner of the premises within which the Accessory Apartment is located shall occupy either the principal dwelling or the Accessory Apartment. For purposes of this Section, the owner shall be one or more individuals who constitute a family, who holds title to the premises, and for whom the premises is the primary residence for voting and tax purposes. An affidavit certifying owner occupancy shall be filed with the Building Commissioner upon initial occupancy and every four years thereafter.~~

8.5.4.2 Dimensional requirements for ADUs shall be as set forth in Section 5.2 [Table of Dimensional Requirements] and in Section 5.4 [Height Regulations]. However, a single ADU that is located within an existing structure which is nonconforming to dimensional requirements and located in a single-family residential zoning district, shall still qualify as a Protected Use ADU.

8.5.~~5~~4.~~5~~3 Adequate provisions shall be made for the supply of drinking water to each ADU and for the disposal of sewage, waste and drainage to be generated by the occupancy of the ~~Accessory Apartment~~ ADU, in accordance with the requirements of the Board of Health. All water connections and appurtenances serving ADUs shall be installed in accordance with applicable requirements of the Dedham-Westwood Water District, and all sewer connections and

appurtenances serving ADUs shall be installed in accordance with applicable requirements of the Westwood Sewer Commission. All other utility connections and appurtenances serving ADUs shall be installed in accordance with applicable requirements of the relevant utility provider.

~~8.5.64 **Design Requirements.** An Accessory Apartment shall be subject to the following design requirements:~~

~~8.5.6.1 The exterior character of the property containing an Accessory Apartment within a principal or accessory building or structure shall maintain the appearance of a single-family property.~~

8.5.~~6~~4.~~2~~4 The gross floor area of the ~~Accessory Apartment~~ADU shall not be less than five hundred (500) square feet.

8.5.~~6~~4.~~3~~5 The gross floor area of the ~~Accessory Apartment~~ADU shall not exceed the lesser of nine hundred (900) square feet, or ~~thirty-three~~ fifty percent (~~33~~50%) of the gross floor area of the ~~combined~~ largest principal dwelling on the lot ~~or dwellings if the footprint of the principal dwelling remains unchanged, or twenty-four percent (24%) of the gross floor area of the combined dwelling if the footprint of the principal dwelling is enlarged~~.

8.5.~~6~~4.~~4~~6 Adequate provision shall be made for two (2) means of direct ingress and egress to and from the ~~Accessory Apartment~~ADU without passage through any other portion of the principal ~~structure~~ dwelling, except that passage to and from the ~~Accessory Apartment~~ADU shall be permitted through a shared entry hall, garage or breezeway connected to the principal structure. The Building Commissioner shall reasonably determine the minimal acceptable distance between the two means of ingress and egress.

~~8.5.6. 5 All stairways to upper stories shall be enclosed within the exterior walls of the building in which the Accessory Apartment is located.~~

~~8.5.7 Alterations, Relocations, or Additions. The Board of Appeals may allow for the alteration or relocation of a structure proposed for conversion under this section, and may allow for the construction of one or more additions to said structure, if in the Board's determination, the proposed alteration, relocation, or addition does not significantly change the exterior character of the property.~~

8.5.~~8~~5 **Parking Requirements.** An ~~Accessory Apartment~~ ADU shall be subject to the following parking requirements:

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8.5.~~8~~5.1 One (1) o~~O~~ff-street parking space shall be provided for each ~~automobile used by a resident of the Accessory Apartment~~ ADU. Said parking shall be in addition to the number of parking spaces required pursuant to Section 6.1.3.1 of this Bylaw for the principal dwelling and any other existing uses on the property. Notwithstanding the above, no additional parking spaces beyond those required for the principle use pursuant to Section 6.1.3.1 shall be required for any ADU located within ½ mile of an existing commuter rail station or bus station.

~~8.5.8.2 Each parking space and the driveway leading thereto shall be paved or shall have an all-weather gravel surface. No motor vehicle shall be regularly parked on the premises other than in such a parking space. No parking space shall be located within a street right-of-way.~~

8.5.~~8~~5.~~3~~2 ~~If a total of more than four (4) parking spaces are required to serve the principal dwelling and the Accessory Apartment, the provision of such additional spaces shall require a special permit pursuant to~~ The property containing the ADU shall comply with the requirements of Section 4.3.3.2 of this Bylaw unless a special permit for more than four (4) parking spaces is issued by the Board of Appeals.

8.5.~~8~~5.~~4~~3 Where there are more than four (4) outdoor parking spaces associated with the principle dwelling and the ~~Accessory Apartment~~ADU, said parking spaces shall be screened pursuant to Section 6.3.6 of this Bylaw in a manner ~~with evergreen or dense deciduous plantings, walls or fences, or a combination thereof acceptable to the Zoning Board of Appeals. Said screening shall be sufficient to minimize the visual impact on abutters and to maintain~~ that maintains the appearance of a single-family ~~appearance of the neighborhood~~ property.

8.5.~~9~~6 **Building Permit and Certificate of Occupancy Required.** No ~~accessory apartment~~ADU shall be constructed without the issuance of a B~~b~~uilding P~~p~~ermit by the Building Commissioner. No use of an ~~Accessory Apartment~~ADU shall be permitted ~~unless~~until a C~~c~~ertificate of O~~o~~ccupancy has been ~~therefor,~~ issued by the Building Commissioner for said ADU~~, shall be in effect~~. A C~~c~~ertificate of O~~o~~ccupancy shall not be issued unless the Building Commissioner determines that the ~~accessory apartment~~ADU is in conformity with the provisions of this Section and the conditions of any special permit issued therefor.

~~8.5. 10 **Expiration of Special Permit.** A special permit issued pursuant to this Section shall automatically become null and void upon the expiration of~~

~~ninety (90) days following such time as neither the principal dwelling nor the accessory apartment is occupied as the primary residence of the owner thereof for voting and tax purposes. Failure to provide recertification of owner occupancy pursuant to Section 8.5.5.4 shall be grounds for automatic expiration.~~

2) Revise Section 2.0 [Definitions] to replace the current definition for "Accessory Apartment" with a revised definition for "Accessory Dwelling Unit (ADU)" and to add a new definition for "Protected Use Accessory Dwelling Unit (Protected Use ADU)", as follows:

SECTION 2.0 DEFINITIONS

Accessory ~~Apartment~~Dwelling Unit (ADU) A self-contained housing unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation ~~area comprised of living space, kitchen space and a bathroom~~, within a ~~single-family home~~ principal dwelling or as an accessory structure thereto, and which may be occupied by one or more individuals, related or unrelated to the owner of the principal dwelling, and which ~~accessory apartment~~ADU is subject to the conditions of Section 8.5 of this Bylaw.

Protected Use Accessory Dwelling Unit (Protected Use ADU) An Accessory Dwelling Unit (ADU) which is protected from prohibited and/or unreasonable regulation pursuant to M.G.L. c. 40A, s. 3, para. 11 and 760 CMR 71.00.

3) Revise Section 4.3 [ACCESSORY USES IN RESIDENTIAL DISTRICTS], sub-section 4.3.3.12 to read as follows:

4.3.3.12 Accessory ~~apartment~~Dwelling Unit(ADU) ~~consisting of a second dwelling unit located within a detached one-family dwelling or a building accessory thereto, subject to the conditions in~~ pursuant to Section 8.5.

SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
~~BA~~Y	~~BA~~Y	~~BA~~Y	~~BA~~Y	~~BA~~Y	~~BA~~Y	~~BA~~Y	N	N	N	N	N	N

4) Revise Section 8.1.2 [Special Permit Required] to read as follows:

8.1.2 **Special Permit Required.** Upon the grant of a special permit by the Board of Appeals, the conversion and/or use of a one-family dwelling to a dwelling for not more than two (2) families may be authorized, provided that such one-family dwelling was constructed on or before December 31, 1938, and provided that the exterior character of the property remains consistent with that of a single-family dwelling~~, and provided that no accessory apartment is in existence on the same property pursuant to Section 8.5 of this Bylaw~~.

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5) Revise Section 5.2 [Table of Dimensional Requirements] to ADD A NEW Sub-section 5.2.14 to read as follows:

5.2.14 REQUIREMENTS FOR ACCESSORY DWELLING UNITS

	DISTRICTS	ADU SETBACK REQUIREMENTS		
		Minimum Front Setback[3] (feet)	Minimum Side Yard Setback[4] (feet)	Minimum Rear Yard Setback[4] (feet)
5.2.14.1	SRA	25	15[5]	15[6]
5.2.14.2	SRB[13]	25	15[5]	15[6]
5.2.14.3	SRC[13]	40	20[7]	20[8]
5.2.14.4	SRD	25	15[5]	15[6]
5.2.14.5	SRE[13]	40	20[7]	20[8]
5.2.14.6	GR	25	15[5]	15[6]
5.2.14.7	SR	40	20[7]	20[8]

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Article PB-2: Zoning Bylaw Amendments Relative to Affordable Housing

To see if the Town will vote to approve certain amendments to Zoning Bylaw Section 2.0 [Definitions] and related sections of the Zoning Bylaw that reference Affordable Housing or Affordable Dwelling Units, as follows; or take any other action in relation thereto:

[New language shown in underlined red font, language to be removed shown with strikethrough.]

1) Revise Section 2.0 [Definitions] to read as follows:

Affordable Housing/Affordable Dwelling Units All Affordable Housing/Affordable Dwelling Units authorized under the provisions of this Bylaw shall be Local Initiative Program (LIP) dwelling units in compliance with the requirements for the same as specified by the Executive Office of Housing & Livable Communities (EOHLC), or successor, or affordable dwelling units developed under additional programs adopted by the Commonwealth of Massachusetts or its agencies, where dwelling units are subject to a restriction in the chain of title limiting the sale price or rent, or limiting occupancy to an individual or household of a specified income, or both. ~~Such dwelling units shall be affordable to households at or below eighty (80) percent of the Boston-Cambridge-Quincy, MA-NH Area Median Income (AMI) as most recently reported by the U.S. Department of Housing and Urban Development (HUD).~~ All said dwelling units shall be designed to count toward Westwood's requirements under Massachusetts General Law Chapter 40B, Sections 20-23, as amended and all affordable dwelling units shall remain affordable in perpetuity. All affordable units shall be indistinguishable from market rate units within the same development and shall be scattered throughout a project. All affordable dwelling units shall be contained within the development for which they are required unless the Planning Board determines, in its discretion, a proposed alternative at least equivalent in serving the Town's affordable housing needs after consultation with the Westwood Housing Partnership.

Where Affordable Housing is required pursuant to any Section of this Bylaw, the minimum number of Affordable Dwelling Units shall be as follows:

Total Number of Dwelling Units	Minimum Number of Affordable Dwelling Units
1 to 7 units	0
8 to 9 units	1
10 to 15 units	2
16 to 22 units	3
23 to 26 units	4
27 or more units	15% of the total number of dwelling units, rounded up to the next whole number

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These affordability requirements shall apply to affordable ownership units and affordable rental units as follows:

Affordable Ownership Units Affordable dwelling units that are available for purchase by qualifying households shall be affordable to households at or below eighty percent (80%) of the Boston-Cambridge-Quincy, MA-NH (BCQ) Area Median Income (AMI), as most recently reported by the U.S. Department of Housing and Urban Development (HUD).

Affordable Rental Units Affordable dwelling units that are available for rent by qualifying households shall be affordable to households at or below eighty percent (80%), fifty percent (50%), or thirty percent (30%) of the BCQ AMI, as most recently reported by HUD, as follows:

Where affordable rental units are developed pursuant to Section 9.7 [University Avenue Mixed Use District (UAMUD)] or Section 9.9 [Mixed-use & Multi-family Residential Overlay District (MUMFROD)] of this Bylaw, those affordable dwelling units shall be affordable to households at or below eighty percent (80%) of the BCQ AMI.

Where affordable rental units are developed pursuant to any other section of this Bylaw to which affordability requirements apply, those affordable dwelling units shall be distributed as follows:

- The first (1st) and second (2nd) required affordable dwelling units shall be affordable to households at or below eighty percent (80%) BCQ AMI.
- The third (3rd) required affordable dwelling unit shall be affordable to households at or below fifty percent (50%) BCQ AMI.
- The fourth (4th) required affordable dwelling unit shall be affordable to households at or below thirty percent (30%) BCQ AMI.
- The fifth (5th), sixth (6th), seventh (7th), eighth (8th), ninth (9th), and tenth (10th) required affordable dwelling units shall be affordable to households at or below eighty percent (80%) BCQ AMI.

For developments where the required number of affordable dwelling units exceeds ten (10) units, the above pattern shall repeat sequentially for every ten (10) required affordable rental units. For example, a proposal with 50 total dwelling units would require eight (8) total affordable dwelling units, including six (6) units at eighty percent (80%) BCQ AMI, one (1) unit at fifty percent (50%) BCQ AMI, and

one (1) unit at thirty percent (30%) BCQ AMI. For another example, a proposal with 175 total dwelling units would require twenty-seven (27) total affordable dwelling units, including twenty-one (21) units at eighty percent (80%) BCQ AMI, three (3) units at fifty percent (50%) BCQ AMI, and three (3) units at thirty percent (30%) BCQ AMI

Notwithstanding the above, in cases where the Planning Board finds that the prescribed distribution of affordable housing units would render a proposed development economically infeasible, the Planning Board may allow, in its discretion, an alternative distribution of affordable housing units that the Planning Board deems appropriate to serve the Town's housing needs.

2) Revise Section 8.3.9.4.2 [Open Space Residential Development (OSRD)] to read as follows:

8.3.9.4.2 **Affordable Housing.** For every one (1) dwelling unit restricted in perpetuity to meet the definition of Affordable Housing/Affordable Dwelling Units in Section 2.0, over and above the minimum number of affordable dwelling units required pursuant to the Affordability Requirements in Section 8.3.11, a bonus equal to two (2) additional market rate dwelling units may be allowed.

3) Revise Section 8.3.11 [OSRD] to read as follows:

8.3.11 **Affordability Requirements**. ~~Where a~~Any project authorized under an OSRD Special Permit that will result in the development of at least eight (8) new dwelling units~~,~~ shall include at least the minimum number of dwelling units specified and restricted pursuant to~~in the table below shall be restricted to meet~~ the definition of Affordable Housing/Affordable Dwelling Units in Section 2.0 of this Bylaw and in the Planning Board's Rules and Regulations. ~~All such affordable dwelling units shall be contained within the OSRD unless the Planning Board determines a proposed alternative to be at least equivalent in serving the Town's housing needs after consultation with the Westwood Housing Partnership and the Westwood Housing Authority. The affordable dwelling units authorized under the provisions of this Bylaw shall be Local Initiative Program (LIP) dwelling units in compliance with the requirements for the same as specified by the Department of Community Affairs, Massachusetts Department of Housing and Community Development (DHCD), or successor, or affordable dwelling units developed under additional programs adopted by the Commonwealth of Massachusetts or its agencies. All said dwelling units shall count toward Westwood's requirements under Massachusetts General Law Chapter 40B, Sections 20-23, as amended and all affordable dwelling units shall remain affordable in perpetuity.~~

~~Total Number of Dwelling Units~~	~~Minimum Number of Affordable Dwelling Units~~
~~1 to 7 units~~	~~0~~
~~8 to 9 units~~	~~1~~
~~10 to 15 units~~	~~2~~
~~16 to 22 units~~	~~3~~
~~23 to 26 units~~	~~4~~
~~27 or more units~~	~~15% of the total number of dwelling units, rounded up to the next whole number~~

4) Revise Section 8.4.3.6 [Residential Retirement Community (RRC)] to read as follows:

8.4.3.6 **Affordability Requirements.** ~~Where a~~Any project authorized under a RRC Special Permit that will result in the development of at least eight (8) new dwelling units~~,~~ shall include at least the minimum number of dwelling units specified and restricted pursuant to~~in the table below shall be restricted to meet~~ the definition of Affordable Housing/Affordable Dwelling Units in Section 2.0 of this Bylaw and in the Rules and Regulations. ~~All such affordable dwelling units shall be contained within the RRC unless the Planning Board determines a proposed alternative to be at least equivalent in serving the Town's housing needs after consultation with the Westwood Housing Partnership and the Westwood Housing Authority. The affordable dwelling units authorized under the provisions of this Bylaw shall be Local Initiative Program (LIP) dwelling units in compliance with the requirements for the same as specified by the Department of Community Affairs, Massachusetts Department of Housing and Community Development (DHCD), or successor, or affordable dwelling units developed under additional programs adopted by the Commonwealth of Massachusetts or its agencies. All said dwelling units shall count toward Westwood's requirements under Massachusetts General Law Chapter 40B, Sections 20-23, as amended and all affordable dwelling units shall remain affordable in perpetuity.~~

~~Total Number of Dwelling Units~~	~~Minimum Number of Affordable Dwelling Units~~
~~1 to 7 units~~	~~0~~
~~8 to 9 units~~	~~1~~
~~10 to 15 units~~	~~2~~
~~16 to 22 units~~	~~3~~
~~23 to 26 units~~	~~4~~
~~27 or more units~~	~~15% of the total number of dwelling units, rounded up to the next whole number~~

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5) Revise Section 9.5.14 [Flexible Multiple Use Overlay District (FMUOD)] to read as follows:

9.5.14 **Affordability Requirements.** ~~Where a~~Any project authorized under a FMUOD Special Permit that will result in the development of at least eight (8) new residential units~~,~~ shall include at least the minimum number of dwelling units specified and restricted pursuant to~~in the table below shall be restricted to meet~~ the definition of Affordable Housing/Affordable Dwelling Units in Section 2.0 of this Bylaw and in the Rules and Regulations. ~~All such affordable dwelling units shall be contained within the FMUOD Project unless the Planning Board determines a proposed alternative to be at least equivalent in serving the Town's housing needs after consultation with the Westwood Housing Partnership and Westwood Housing Authority. The affordable dwelling units authorized under the provisions of this Bylaw shall be Local Initiative Program (LIP) dwelling units in compliance with the requirements for the same as specified by the Department of Community Affairs, Massachusetts Department of Housing and Community Development (DHCD), or successor, or affordable units developed under additional programs adopted by the Commonwealth of Massachusetts or its agencies. All said dwelling units shall count toward Westwood's requirements under Massachusetts General Law Chapter 40B, Sections 20-23, as amended and all affordable dwelling units shall remain affordable in perpetuity.~~

~~Total Number of Dwelling Units~~	~~Minimum Number of Affordable Dwelling Units~~
~~1 to 7 units~~	~~0~~
~~8 to 9 units~~	~~1~~
~~10 to 15 units~~	~~2~~
~~16 to 22 units~~	~~3~~
~~23 to 26 units~~	~~4~~
~~27 or more units~~	~~15% of the total number of dwelling units, rounded up to the next whole number~~

6) Revise Section 9.7.3.1 [University Avenue Mixed Use District (UAMUD)] to read as follows:

9.7.3.1 **Core Development Area Requirements.** The Master Development Plan shall delineate a Core Development Area (CDA), which shall include Open Space Uses in addition to Retail/Service Uses and other Use Types, as defined in Section 9.7.3.4 below. With respect to the CDA, the Master Development Plan submittals shall show the following additional details:

(a) The location of the CDA, together with the location of buildings within that area.

(b) A narrative describing all significant details of the CDA.

(c) The layout of parking, loading, and landscaped areas, and pedestrian and bicycle paths.

(d) Roadway, drainage and utility infrastructure servicing the CDA.

(e) Architectural elevations or perspectives of all buildings and parking structures.

(f) With respect to any proposed residential development, (i) the location of residential building(s), (ii) the total number of units allocated by bedroom type in each residential building, (iii) the number of Affordable Housing units in each residential building, and (iv) the number of dwelling units designed for inclusion on the Executive Office of Housing & Livable Communities EOHLC ~~Massachusetts Department of Community Development (DHCD)~~ Subsidized Housing Inventory (SHI).

7) Revise Section 9.7.4.5.1 [University Avenue Mixed Use District (UAMUD)] to read as follows:

9.7.4.5.1 **Affordable Housing**. All of the following requirements for affordable housing must be satisfied:

a. Of the three hundred and fifty (350) residential units allowed by right in the CDA, a minimum of two hundred and twenty-one (221) units plus ten percent (10%) of all units in excess of two hundred and twenty-one (221), rounded up to the next whole number, must, in the determination of the Planning Board, be designed for inclusion on the Executive Office of Housing & Livable Communities (EOHLC) ~~DHCD~~ Subsidized Housing Inventory (SHI) and remain affordable in perpetuity.

b. A minimum of ten percent (10%) of total dwelling units in excess of the 350 dwelling units allowed by right, if any, rounded up to the next whole number, must be Affordable Housing units and remain affordable in perpetuity. In addition, if the units within any Assisted Living Residence, Memory Care Facility, or Nursing or Convalescent Home are included in the Town's total number of housing units on the ~~DHCD Subsidized Housing Inventory~~ EOHLC SHI, then ten percent (10%) of these units shall be Affordable Housing units, unless the proponent satisfies the alternative requirements provided in Section 9.7.4.5.3.c below.

c. In the alternative to Section 9.7.4.5.3.b above, for each Affordable Housing unit required but not included within the UAMUD project, the Planning Board, in its discretion, may allow the proponent: (i) to provide an Affordable Housing unit at an off-site location; or (ii) to make a payment to the Town's Affordable Housing Trust Fund in an amount that the Planning

Board determines adequate to offset the lack of the Affordable Housing unit within the UAMUD project area.

d. All Affordable Housing units provided under this Section 9.7.4.5.3 must be permanently encumbered so as to be maintained as Affordable Housing units in perpetuity.

8) Revise Section 9.9.10 [Mixed-Use Multi-Family Residential Overlay District (MUMFROD)] to read as follows:

9.9.10 **Affordability Requirements.** ~~Where a~~A~~n~~y project authorized under this bylaw that will result in the development of at least eight (8) new ~~residential~~ dwelling units~~,~~ shall include at least ~~a minimum of 15% of those residential dwelling units shall be restricted to meet~~ the minimum number of dwelling units specified and restricted pursuant to the definition of Affordable Housing/Affordable Dwelling Units in Section 2.0 of this Bylaw and in the Planning Board's Rules and Regulations. ~~Notwithstanding the above, the minimum number of Affordable Dwelling Units shall be reduced from a minimum of 15% to a minimum of 10% unless the higher percentage is supported by an economic feasibility analysis accepted by the Executive Office of Housing & Livable Communities (EOHLC), or successor, in accordance with EOHLC's Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act, revised through August 17, 2023. All such affordable dwelling units shall be contained within the MUMFROD project unless the Planning Board determines a proposed alternative to be at least equivalent in serving the Town's housing needs after consultation with the Westwood Housing Partnership and the Westwood Housing Authority~~.

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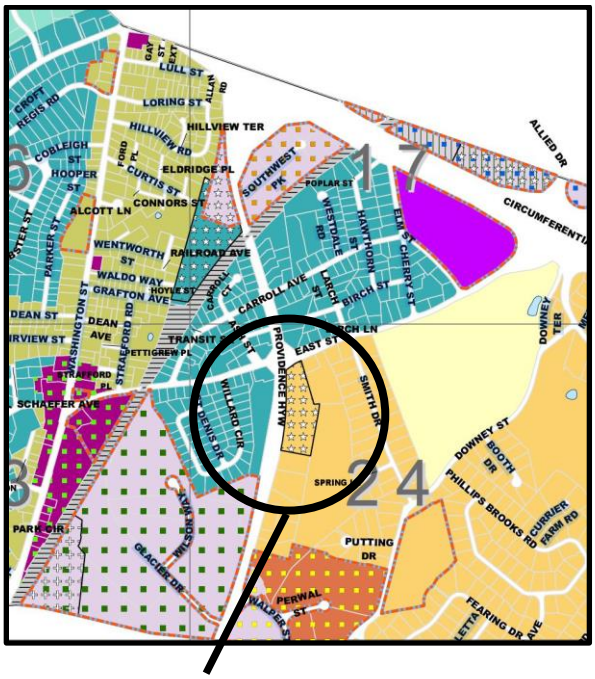
Article PB-3: **Zoning Bylaw and/or Zoning Map Amendments Relative to Underlying Zoning District Designation of Parcel on Providence Highway**

To see if the Town will vote to approve certain amendments to the Official Zoning Map to change the zoning designation of the parcel shown on Assessor's Map 24 as Lot 74, also known as 216-310 Providence Highway, from Single Residence B (SRB) to Highway Business (HB), as follows; or take any other action in relation thereto:

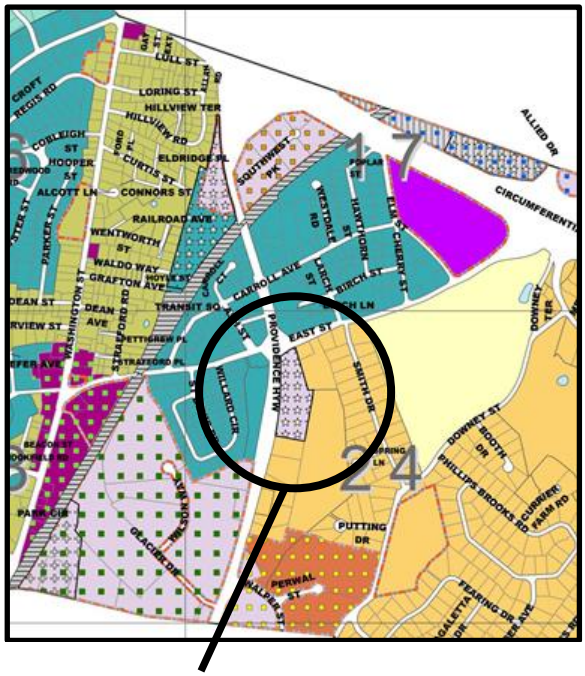
1) Revise Official Zoning Map as follows:

Existing Zoning Map



Current Zoning District = Single Residence B

Proposed Zoning Map



Proposed Zoning District = Highway Business

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Article PB-4: **THIS ARTICLE HAS BEEN WITHDRAWN**

On March 18, 2025, The Planning Board voted to withdraw its sponsorship of proposed PB-4 Zoning Bylaw and/or Zoning Map Amendments Relative to Mixed-use Multi-family Residential Overlay District, and to advise the Select Board and Finance & Warrant Commission that the Planning Board requests the removal of the article from the May 2025 Annual Town Meeting Warrant.

Article PB-5: **THIS ARTICLE HAS BEEN WITHDRAWN**

Note:
On March 18, 2025, the Planning Board voted to withdraw its sponsorship of proposed PB-5 Zoning Bylaw Amendments Relative to Flexible Multiple Use Overlay District (FMUOD), Administrative-Office-Research (ARO) Zoning District, and/or Zoning Overlay Designation of Parcel on East Street, and to advise the Select Board and Finance & Warrant Commission that the Planning Board requests the removal of the article from the May 2025 Annual Town Meeting Warrant.

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Article PB-6: **Housekeeping Amendments**

To see the Town will vote to approve certain housekeeping amendments to various sections of the Westwood Zoning Bylaw and/or the Official Zoning Map as may be necessary to correct errors or inconsistencies and clarify such sections, which may be discovered prior to the conclusion of the public hearing, including the following; or take any other action in relation thereto:

[New language shown in underlined red font, language to be removed shown with strikethrough.]

1) Revise Section 2.0 [Definitions] to amend the definition for "Personal Services Establishment" in order to eliminate inconsistency with Section 4.1.5.38 [Commercial laundry, dry cleaning, dye work, carpet cleaning], so that the definition of "Personal Services Establishment" reads as follows:

SECTION 2.0 DEFINITIONS

Personal Services Establishment An establishment primarily engaged in providing services involving the care of a person or their apparel and household possessions, such as a barber or beauty shop, tanning beds, ~~laundry or dry cleaning,~~ photographer's studio, or dressmaking or millinery shop.

2) Revise Section 3.1.3 to change the term "Mixed-use Multi-family Residential Overlay District (MUMFROD)" to "Mixed Use & Multi-Family Residential Overlay District (MUMFORD)" for consistency with the term used in Section 9.9 [Mixed Use & Multi-Family Residential Overlay District (MUMFORD)] so that Section 3.1.3 reads as follows:

3.1.3 **Overlay Districts:**

Access Approval Overlay District (AAOD)
Adult Uses Overlay District (AUOD)
Flood Area Overlay District (FAOD)
Flexible Multiple Use Overlay District (FMUOD)
Mixed-use & Multi-family Residential Overlay District (MUMFROD)
Substance Rehabilitation Facility Overlay District (SRFOD)
University Avenue Mixed Use Overlay District (UAMUD)
Upper Story Residential Overlay District (USROD)
Water Resource Protection Overlay District (WRPOD)
Wireless Communications Overlay District (WCOD)

3) Revise Section 6.1.13 to correct a printing error by inserting the word "property" after the word "existing" so that Section 6.1.13 reads as follows:

6.1.13 **Off-Site Municipal Parking Lot.** Where an existing property does not meet the minimum parking requirements for a permitted use, off-site municipally-owned parking spaces may be used to meet the minimum parking requirements, provided:

6.1.13.1 That such spaces are located within a Municipal Parking Lot, so dedicated by the Select Board;

6.1.13.2 That such spaces are within four hundred (400) feet walking distance of the building entrance to be served;

6.1.13.3 That such off-site parking shall not be used to accommodate increased parking requirements due to new construction and/or expansion of existing buildings or structures; and

6.1.13.2 That the Select Board or its designee documents to the Building Commissioner that there is in fact sufficient capacity in the Municipal Parking Lot to accommodate the excess parking required.

4) Revise Section 6.1.3.4 to correct a numbering error by changing "8.6" to "8.4" so that Section 6.1.3.4 reads as follows:

6.1.3.4	Residential Retirement Community per Section ~~8.6~~8.4	One and a half (1½) spaces per dwelling unit

5) Revise Section 9.9.1 to correct a spelling error by replacing the acronym "MUMFORD" with the acronym "MUMFROD" so that Section 9.9.1 reads as follows:

9.9.1 **Purpose.** The purpose of the Mixed Use & Multi-Family Residential Overlay District (~~MUMFORD~~ MUMFROD) is as follows:

9.9.1.1 To promote a village-style mix of retail, restaurants, offices, civic uses and multi-family in select commercial areas;

9.9.1.2 To reduce auto dependency by providing opportunities for upper-story and multi-family housing near the commuter rail, bus stops, and Amtrak station;

9.9.1.3 To promote family supportive housing by encouraging development designed for families with children;

9.9.1.4 To help alleviate traffic congestion by allowing more housing near public transportation;

9.9.1.5 To ensure pedestrian-friendly development by permitting higher density housing in areas which are walkable to public transportation, shopping, and local services;

9.9.1.6 To respond to Town and regional need for family affordable housing by providing more variety of housing types with affordability requirements;

9.9.1.7 To generate positive tax revenue by providing as-of-right redevelopment opportunities at underutilized properties and encourage mixed-use redevelopment to provide a customer base for local businesses;

9.9.1.8 To encourage economic investment for the redevelopment of underutilized properties;

9.9.1.9 To guide development toward previously developed areas to protect undisturbed natural resources;

9.9.1.10 To provide opportunities for a more diversified housing stock and more affordable housing units in Westwood as identified in the 2020 Comprehensive Plan Housing Section objective 1, implementing action H1 and Westwood's 2019 Housing Production Plan Goals 6, 7, 8, & 9.

9.9.1.11 To ensure compliance with Chapter 40A, Section 3A of the Zoning Act applicable to MBTA Communities.

6) Revise Section 9.9.6.4 to delete the word "either" from the third line of text in Section 9.9.6.4, so that Section 9.9.6.4 reads as follows:

9.9.6.4 Multi-Family Residential Dwelling Units at a density exceeding 15 units per acre in either the MUMFROD1 District or the MUMFROD4 District, or exceeding 20 units per acre in ~~either~~ the MUMFROD2 District, or Multi-family Residential Dwelling Units at a density exceeding 35 units per acre in the MUMFROD3 District, shall require a MUMFROD Special Permit, which may be issued at the discretion of the Planning Board. Any residential units over and above 15 units per acre in MUMFROD1 or MUMFROD4, or above 20 units per acre in MUMFROD2, or above 35 units per acre in MUMFROD3, shall be subject to the Fiscal Analysis submittal requirement outlined in Section 9.9.12.10.

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Article PB-7: Zoning Bylaw Amendments Relative to Major Business Development (MBD)

To see if the Town will vote to delete Zoning Bylaw Section 7.2 [Major Business Development (MBD)] and amend related sections of the Zoning Bylaw that reference Major Business Development or MBD, as following; or take any other action in relation thereto:

[New language shown in underlined red font, language to be removed shown with strikethrough.]

1) Delete Section 4.1.5.35 Major Business Development per Section 7.2, as follows, and renumber subsequent sections as appropriate:

~~4.1.5.35 Major Business Development per Section 7.2.~~

SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~N~~	~~BA~~	~~BA~~	~~BA~~	~~BA~~	~~BA~~	~~BA~~

2) Delete Section 6.1.5.35, as follows, renumber subsequent sections as appropriate and correct bylaw references to renumbered sections:

~~6.1.5.35 Major Business Development per Section 7.2~~	~~Sufficient parking spaces to accommodate under all normal conditions the vehicles of occupants, employees, members, customers, clients or visitors of the premises, as determined by the Planning Board. Such space shall be deemed inadequate if the off-street parking area is often substantially full and there is frequent parking of such vehicles in access drives or on streets near the premises in question.~~

3) Delete the entirety of Section 7.2 Major Business Development (MDB), renumber subsequent sections as appropriate and correct bylaw references to renumbered sections:

~~**7.2 MAJOR BUSINESS DEVELOPMENT (MBD)**~~

~~7.2.1 **Purpose.** The purpose of this Section is to assure that large-scale business developments are carefully tested against the Town's decision criteria relating to locations and uses, and to assure that adequate provisions are made for impacts of development.~~

~~7.2.2 **Applicability.** In the following categories, new or the expansion of existing buildings or structures and outdoor uses, exterior alterations, exterior additions and exterior changes that result in an increase of:~~

~~7.2.2.1 more than fifty thousand (50,000) square feet net floor area in use for one or more of the following categories:~~

7.2.2.1.1 store for retail sale of goods not requiring a special permit, and not involving Adult Uses or live animals;

7.2.2.1.2 bank or other financial institution;

7.2.2.1.3 restaurant (but not a Fast Order Food Establishment) with no mechanical or live entertainment regularly furnished;

7.2.2.1.4 printing/copy/publishing establishment;

7.2.2.2 more than one hundred seventy five thousand (175,000) square feet net floor area in any use other than those in Section 7.2.2.1 and those permitted as of right in Single Residence Districts;

7.2.2.3 parking or storage for two hundred fifty (250) or more motor vehicles.

7.2.3 **Special Permit Required.** A MBD shall require the issuance of a special permit granted by the Planning Board in compliance with the provisions of this Section. Application for any other special permits which may also be required and for which the Planning Board is the designated Special Permit Granting Authority may be consolidated with a MBD application and acted upon concurrently by the Planning Board.

7.2.4 **Application Requirements.** An application for a special permit for a MBD shall be accompanied by a site plan and all other application materials required by the rules and regulations of the Planning Board in addition to the following:

7.2.4.1 Application materials required for Section 7.3, Environmental Impact and Design Review;

7.2.4.2 A presentation model at a minimum scale of one (1) inch equals twenty (20) feet (or such other scale as the Planning Board shall determine) showing the parcel, abutting streets, proposed contours, proposed buildings and the massing of abutting buildings;

7.2.4.3 Description of the types and quantities of proposed on-site activities;

7.2.4.4 Analysis indicating how the project serves job, service or other interests of Town residents;

7.2.4.5 Impact analyses on appropriate issues as may be identified by the Town, including identification of public facility improvements to be made by the Applicant and others;

7.2.4.6 Description of project timing and phasing.

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7.2.5 **Decision.** A special permit for a MBD shall be granted by the Planning Board only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts on the Town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this Bylaw, the determination shall include consideration of each of the following:

7.2.5.1 ability of roads, water and drainage facilities as existing, or as committed by the Town or the Applicant to be improved, to serve the project adequately and safely without material deterioration in service to other locations;

7.2.5.2 degree of assurance that no planned process or unplanned contingency will result in hazard or contamination of air, land or water resources;

7.2.5.3 visual compatibility with the vicinity, including consideration of site arrangement, consistency in architectural scale (or reasonability of departure), retention of existing site features, especially trees and architectural character;

7.2.5.4 degree of threat to environmental resources, including loss of valuable trees and other vegetation, disturbance to habitats and soil through erosion;

7.2.5.5 buffering and screening from any nearby uses of different character; and

7.2.5.6 degree to which the proposal serves job, service or other interests of Town residents.

7.2.6 **Reimbursement for Consultants.** It is contemplated that in some cases it will be necessary for the Planning Board to hire consultants in connection with the review and evaluation of applications for special permits pursuant to this Section. The Planning Board will be reimbursed by the Applicant for the reasonable fees and expenses of such consultants, and each application for a special permit hereunder shall contain an agreement by the Applicant to that effect.

4) Revise Note 6 of Section 4.2 [Notes for Table of Principal Uses] to remove the reference to "Section 7.2, Major Business Development" and to require a special permit from the Board of Appeals for retail sales and services exceeding 10,000 square feet, so that the revised Note 6 reads as follows:

[6] Retail sales and services in the Industrial and Industrial-Office Districts ~~between~~ exceeding 10,000 square feet ~~and 50,000 square feet~~ shall require a special permit from the Board of Appeals. ~~Retail sales and services over 50,000 square feet shall require only a special permit from the Planning Board pursuant to Section 7.2, Major Business Development.~~

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5) Revise Section 5.4.1.5 to remove the reference to "a Major Business Development" and to instead refer to the standards set forth in Section 7.3 [Environmental Impact and Design Review (EIDR)], which is hereby renumbered Section 7.2 [Environmental Impact and Design Review (EIDR)], so that the revised Section 7.3.8.16 reads as follows:

5.4.1.5 Industrial-Office	Forty-two (42) feet and a maximum of three (3) stories unless a special permit authorizing a greater height is granted by the Planning Board; provided that no more than sixty percent (60%) of the building footprint shall be built upon to a height in excess of four (4) stories and in no event shall any building or other structure exceeding sixty-five (65) feet in height be authorized. Building footprints shall be measured at the building foundation, but shall exclude covered walkways connecting adjacent buildings. In determining whether to grant such a special permit, the Planning Board shall evaluate the proposed building or other structure in terms of the standards set forth in the decision criteria for ~~a Major Business Development in~~ Environmental Impact and Design Review (EIDR) Approval pursuant to Section 7.2 of this Bylaw. Any additional height which is allowed in an Industrial District by special permit shall be designed to relate harmoniously to the terrain and to the use, scale and architecture of existing buildings and to mitigate the visual impacts on surrounding non-industrial uses. The project proposal shall incorporate aesthetically-conscious design which promotes environmentally compatible uses, pervious surfaces and landscaped areas in exchange for the additional building height.

6) Revise Section 5.4.1.6 to remove the reference to "a Major Business Development" and to instead refer to the standards set forth in Section 7.3 [Environmental Impact and Design Review (EIDR)], which is hereby renumbered Section 7.2 [Environmental Impact and Design Review (EIDR)], so that the revised Section 7.3.8.16 reads as follows:

	Thirty-nine (39) feet unless a special permit authorizing a greater height is

5.4.1.6 Highway Business Administrative-Research-Office (except Residential Retirement Community)	granted by the Board of Appeals; provided that in no event shall any building or other structure exceeding forty-five (45) feet in height be authorized. In determining whether to grant such a special permit, the Board of Appeals shall evaluate the proposed building or other structure in terms of the standards set forth in the decision criteria for ~~a Major Business Development in~~ Environmental Impact and Design Review (EIDR) Approval pursuant to Section 7.2 of this Bylaw.

7) Delete Section 6.1.5.35 to remove the reference to "Major Business Development per Section 7.2" and renumber subsequent sections as appropriate.

8) Revise Section 6.5.1 to remove the reference to "a Major Business Development" and to instead refer to the standards set forth in Section 7.3 [Environmental Impact and Design Review (EIDR)], which is hereby renumbered Section 7.2 [Environmental Impact and Design Review (EIDR)], so that the revised Section 6.5.1 reads as follows:

6.5.1 **FAR Limitations in the Highway Business, Industrial-Office and Administrative-Research-Office Districts.** In the Highway Business, Industrial-Office and Administrative-Research-Office Districts, the floor area ratio (FAR) resulting from new construction, renovation or addition shall not exceed 0.4 on any lot, except that the Planning Board may grant a special permit for FAR not to exceed 0.8 upon its written determination, in addition to any other findings required under this Bylaw, that it meets the standards set forth in the decision criteria for ~~a Major Business Development in~~ Environmental Impact and Design Review (EIDR) Approval pursuant to Section 7.2 of this Bylaw and its off-site impacts on traffic will be mitigated or compensated as herein provided.

9) Revise Section 6.5.2 to remove the reference to "a Major Business Development" and to instead refer to the standards set forth in Section 7.3 [Environmental Impact and Design Review (EIDR)], which is hereby renumbered Section 7.2 [Environmental Impact and Design Review (EIDR)], so that the revised Section 6.5.2 reads as follows:

6.5.2 **FAR Limitations in the Industrial District.** In the Industrial District, the floor area ratio (FAR) resulting from new construction, renovation or addition shall not exceed 0.6 on any lot, except that the Planning Board may grant a special permit for FAR not to exceed 1.0 upon its written determination, in addition to any other findings required under this Bylaw, that it meets the standards set forth in the decision criteria for ~~a Major Business Development in~~ Environmental Impact and Design Review (EIDR) Approval pursuant to Section 7.2 of this Bylaw and its off-site impacts on traffic will be mitigated or compensated as herein provided.

10) Revise Section 7.3.8.16 to remove the reference to "An application for a MBD special permit" so that the revised Section 7.3.8.16 reads as follows:

7.3.8.16 **Plants and Animals.** Location and design shall not cause avoidable damage to wildlife habitats or corridors, or to any plant species listed as endangered, threatened or of special concern by the Massachusetts Natural Heritage Program, or to any tree with more than a twenty-four (24) inch trunk diameter one (1) foot above grade. ~~An application for a MBD special permit must include documentation to the Planning Board of having consulted with the Conservation Commission and the Massachusetts Natural Heritage Program regarding these considerations, and that the proposed site either contains no such habitats or materials, or that all feasible efforts to avoid, minimize or compensate for damage have been reflected in the development proposal.~~

11) Revise Section 7.3.8.19 to remove the reference to "An application for a MBD special permit" so that the revised Section 7.3.8.19 reads as follows:

7.3.8.19 **Historic and Archaeological Sites.** Location and design shall not cause avoidable damage or impairment to the historic or archaeological value of buildings on sites recorded on the Massachusetts Register of Historic Places. ~~An application for a MBD special permit shall submit documentation that either the site does not contain or impact such buildings or sites, or that any potential damage or impairment has been effectively mitigated.~~

12) Revise Section 9.7.12.5 to remove the reference to "Section 7.2 Major Business Development (MBD)", and to update section numbering, so that the revised Section 9.7.12.5 reads as follows:

9.7.12.5 **Relationship to Underlying Districts and Regulations**. The UAMUD is established as an overlay district superimposed over, rather than replacing, the applicable underlying zoning district(s). Except as otherwise noted in this Section 9.7, the provisions and requirements of other applicable overlay districts, including, without limitation, Section 9.5, Flexible Multiple Use Overlay District (FMUOD), and any rules and regulations or design standards of the Planning Board, shall not apply to any project developed pursuant to this Section 9.7.

Except as provided elsewhere in this Section 9.7, special permit and similar approvals/criteria otherwise required under this Bylaw shall not be required for a UAMUD development, including, without limitation, any such approvals/criteria required pursuant to: Section 7.1, Earth Material Movement; ~~Section 7.2, Major Business Development (MBD);~~ Section ~~7.3~~7.2, Environmental Impact Design Review (EIDR); Section 8.4, Residential Retirement Community (RRC); and Section 9.2, Flood Area Overlay District. The requirements of Section 9.3, Water Resource Protection Overlay District, as applied to a UAMUD project are addressed elsewhere in this Section 9.7.

Upon approval of a Master Development Plan, the use regulations of the underlying zoning district(s) shall not apply to the area within the Master

Development Plan, but all other regulations of the underlying zoning district(s) shall apply except to the extent that they are inconsistent with, supplemented by, or modified by the provisions of this Section 9.7. In the event of any conflict or inconsistency between the other provisions of this Bylaw and this Section 9.7, the provisions of this Section 9.7 shall prevail.

Development of any or all lots within an approved Master Development Plan may be pursued under other applicable underlying zoning and overlay districts, subject to receipt of approvals, if any, required under such other regulations only if the Planning Board, in its discretion, votes to release the lot or lots from the Master Development Plan.

13) Revise Section 9.9.13.17 to remove the reference to "An application for a MBD special permit" so that the revised Section 9.9.13.17 reads as follows:

9.9.13.17 **Plants and Animals.** Location and design shall not cause avoidable damage to wildlife habitats or corridors, or to any plant species listed as endangered, threatened or of special concern by the Massachusetts Natural Heritage Program, or to any tree with more than a twenty-four (24) inch trunk diameter one (1) foot above grade. ~~An application for a MBD special permit must include documentation to the Planning Board of having consulted with the Conservation Commission and the Massachusetts Natural Heritage Program regarding these considerations, and that the proposed site either contains no such habitats or materials, or that all feasible efforts to avoid, minimize or compensate for damage have been reflected in the development proposal.~~

The most current text of each proposed article will be available for viewing on the Town's website under "Current Applications Link" for the Planning Board at www.westwoodpermit.org and under the Planning Division's "Zoning Amendments" webpage. Interested persons are encouraged to attend the public hearing sessions via Zoom to make their views known to the Planning Board. The final meeting agenda and zoom information for each hearing session will be provided on the Town's meeting calendar on the website 3-5 days in advance at: https://www.townhall.westwood.ma.us/.

Westwood Planning Board