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By Town Clerk at 11:18 am, Dec 18, 2025

**NOTICE OF PUBLIC HEARING
PROPOSED AMENDMENTS TO ZONING AND GENERAL BYLAWS**

**Draft Warrant Article Language
December 18, 2025
Subject to Further Revision**

Pursuant to Chapter 2 of the Acts of 2023, amended on March 28, 2025, Governor Maura Healey signed into law, an Act Extending pandemic related authorizations related to public meetings, allowing remote meeting options for public bodies through June 30, 2027. 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 will hold a remote public hearing on **January 6, 2026 at 7:00 p.m. via Zoom** to consider the following proposed amendments to the Town of Westwood Zoning Bylaw, Official Zoning Map, and General Bylaws.

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 are encouraged to attend via Zoom by following the link below or going to [zoom.us](#) and clicking on 'join meeting' before entering the meeting webinar ID.

Zoom Link: <https://us02web.zoom.us/j/89533569526?pwd=haSvHwPjhWSOga3ZAxMR3ACrMFVrBB.1>

Webinar ID: 895 3356 9526 **Passcode:** 679023

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Or Telephone: Dial(for higher quality, dial a number based on your current location):

+1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 646 931 3860 US +1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 305 224 1968 US +1 564 217 2000 US +1 669 444 9171 US +1 669 900 6833 US (San Jose) +1 689 278 1000 US +1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US

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Interested persons are encouraged to attend the public hearing via Zoom 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. Final meeting agenda and zoom information will be provided on Town's calendar on the homepage 3-5 days in advance at [westwoodma.gov](#).

Article PB-1: Zoning Bylaw Amendments Relative to Battery Energy Storage Systems
To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw, by adding a new Section 7.7 [Battery Energy Storage Systems Approval (BESS)], and amending other sections of the Zoning Bylaw related to BESS, including

but not limited to, Section 2.0 [Definitions], Section 4.1 [Principal Uses], Section 4.2 [Notes for Table of Principal Uses], Section 4.3 [Accessory Uses], Section 4.4 [Notes for Table of Accessory Uses], Section 5.0 [Dimensional Requirements], Section 6.1 [Off-Street Parking], Section 6.3 [Enclosure, Screening and Buffers], and/or Section 7.6 [Solar Design Review and Approval], 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) Create a new Section 7.7 [Battery Energy Storage Systems Approval] to read as follows:

7.7.1 **Purpose.** The purpose of this bylaw is to promote the development and installation of new Battery Energy Storage Systems (BESS) by providing standards for placement, design, construction, operation, monitoring, modification, and removal of such systems that address public safety, minimize the impacts on the scenic, natural and historic resources, and to provide adequate financial assurance for the eventual decommissioning of such installations. This section is intended to align with the consolidated siting and permitting process for small clean energy infrastructure facilities established under Chapter 239 of the Acts of 2024. In the event of any inconsistency, the provisions of Chapter 239, or subsequent regulation, shall govern.

7.7.2 **Applicability.** This section applies to all new BESS Installations proposed to be constructed after the effective date of this section. This section also pertains to physical modifications that materially alter the type, configuration, or size of these installations or related equipment. This section is intended to align with the consolidated siting and permitting process for small clean energy infrastructure facilities established under Chapter 239 of the Acts of 2024. In the event of any inconsistency, the provisions of Chapter 239 shall govern. A BESS Installation is considered an Accessory Use when it is secondary to the use of the premises for other lawful purposes. An Accessory Use cannot exist without a Primary Use on the same lot. A BESS Installation co-located with solar photovoltaic facilities may be treated as an Accessory Use to the solar facility. As-of-Right Siting shall mean that development may proceed without the need for a Special Permit, variance, amendment, waiver, or other discretionary approval. As-of-Right development may be subject to site plan review to determine conformance with local zoning ordinances or bylaws. Projects allowed As-of-Right, including those subject to Site Plan Review, cannot be prohibited except as provided by 225 CMR 29.00, but can be reasonably regulated by the person or board designated by local ordinance or bylaw. The designated person or board may be the Planning Board or the inspector of buildings, building commissioner or local inspector, or if there is none in a town, the board of selectmen, or person or board designated by local ordinance or bylaw

7.7.3 **BESS Installation Tiers.** This section applies to all Tier 1, Tier 2, and Tier 3 BESS defined as follows:

7.7.3.1 Building-Integrated or Accessory Use BESS

7.7.3.1.1 BESS that are Building-Integrated, whether with a residential or commercial building, shall not be erected, constructed, installed, or modified as provided in this section without obtaining a building permit from the Building Inspector.

7.7.3.1.2 Building-Integrated or Accessory Use BESS may be coupled with rooftop solar or behind the meter applications for peak shaving.

7.7.3.1.3 Building-Integrated or Accessory Use Tier 1 BESS may be located in any zoning district.

7.7.3.2 Co-located BESS

7.7.3.2.1 BESS are encouraged to be co-located with solar photovoltaic installations, power generation stations, and electrical substations, or similar facilities.

7.7.3.2.2 BESS associated with solar power generation shall be permitted pursuant to Section 4.3.1 Table of Accessory Uses.

7.7.3.3 BESS that are not co-located with solar photovoltaic installations, power generation stations, and electrical substations are subject to Section 4.1.2 Table of Principle Uses.

7.7.4 **General Requirements** The following requirements are common to all BESS Installations to be sited in designated locations.

7.7.4.1 **Compliance with Laws, Ordinances, and Regulations.** The construction and operation of all BESS Installations shall be consistent with all applicable local, state, and federal requirements, including but not limited to all applicable safety, construction, electrical, and communications requirements. All buildings and fixtures forming part of a BESS Installation shall be constructed in accordance with the State Building Code. Other applicable requirements may include but are not limited to DOER's Regulations and Guidance for Small Clean Energy Infrastructure Facility Siting and Permitting, Department of Environmental Protection (MassDEP) noise standards, the State Fire Code, the Massachusetts Environmental Policy Act (MEPA), and other applicable local bylaws.

7.7.5 **Pre-Filing Requirements** As applicable per 225 CMR 29.08: Pre-Filing Requirements and the DOER Guideline on Pre-Filing Stakeholder Engagement, Applicants must complete several pre-filing steps including, but not limited to, filing a Notice of Intent to File Application, meeting Public Notice Requirements, and submitting a Pre-Filing Engagement Completion Checklist.

7.7.5.1 **Building Permit and Building Inspection.** No BESS Installation shall be constructed, installed, or modified as provided in this section without first obtaining all required Building and/or Electrical Permits.

7.7.5.2 **Fees.** BESS Installations are subject to permitting fee requirements pursuant to 225 CMR 29.09: Consolidated Local Permit Application, as well as permitting fee requirements specified in the Planning Board's rules and regulations.

7.7.6 **EIDR Approval.** Where Primary Use BESS are proposed for location in zoning districts where such facilities are permitted pursuant to Section 4.1.2 [Table of Principal Uses] or Section 4.3.1 [Table of Accessory Uses], said BESS shall obtain EIDR Approval by the Planning Board pursuant to Section 7.2 [Environmental Impact & Design Review (EIDR)] prior to construction, installation, or modification. Any project that requires EIDR approval shall also comply with the applicable provisions of 225 CMR 29.09: Consolidated Local Permit Application, DOER's Guideline on Public Health, Safety, and Environmental Standards and Guideline on Common Conditions.

7.7.6.1 **Additional Required Documents** Pursuant to the EIDR approval process, the project owner or operator shall provide the following documents and materials:

7.7.6.1.1 **BESS Project Narrative** describing the physical and operational aspects of the proposed BESS, including:

7.7.6.1.1.1 **Calculation of Aggregate Energy Capacity;**

7.7.6.1.1.2 **....;**

7.7.6.1.1.3 **....;**

7.7.6.1.1.4 **....;**

7.7.7 **Special Permit Approval.** Where Primary Use BESS are proposed for location in zoning districts where such facilities require a Special Permit pursuant to Section 4.1.2 [Table of Principal Uses] or Section 4.3.1 [Table of Accessory Uses], said BESS shall undergo Special Permit Review and Approval pursuant

to this section and Section 10.3 [Special Permits] prior to construction, installation, or modification. Any project that requires Special Permit Approval shall also comply with the applicable provisions of 225 CMR 29.09: Consolidated Local Permit Application, DOER’s Guideline on Public Health, Safety, and Environmental Standards and Guideline on Common Conditions.

7.7.7.1 **Special Permit Granting Authority.** The Planning Board shall act as the Special Permit Granting Authority for all BESS Special Permits.

7.7.7.2 **Additional Required Documents** Pursuant to the Special Permit Approval process, the project owner or operator shall provide the following documents and materials:

7.7.7.2.1 BESS Project Narrative describing the physical and operational aspects of the proposed BESS, including:

7.7.7.2.1.1 Calculation of Aggregate Energy Capacity;

7.7.7.2.1.2 ...;

7.7.7.2.1.3

7.7.7.3 **BESS Special Permit Decision.** In addition to the Special Permit decision criteria set forth in Section 10.3, BESS Special Permits shall only be granted by the Planning Board upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site, where the Planning Board the determination shall include consideration of each of the following:

7.7.7.3.1 ...;

7.7.7.3.2 ...;

7.7.7.3.3 ...; and

7.7.7.3.4

2) Revise Section 2.0 [Definitions] by adding the following definitions to Section 2.0 in appropriate alphabetic order:

Aggregate Energy Capacity Total amount of energy stored that can be stored in all batteries that are part of the BESS measured in kilowatt-hours (kWh) or megawatt-hours (MWh)

Battery or Batteries A single cell or group of cells connected electrically in series, in parallel, or combination of both, which can charge, discharge and store energy electrochemically. For the purposes of this bylaw, batteries utilized in consumer products are excluded from these requirements.

Battery Energy Storage System (BESS) A system consisting of one or more battery modules for storing electrical energy, any equipment needed to support the safe and proper function or usage of the battery modules, and one or more physical containers providing secondary containment to any of the above. It may be a primary use or an Accessory Use to a solar generating facility, power generation facility, electrical substation, or other similar uses. BESS are classified as Tier 1, Tier 2, and Tier 3, as follows:

- 1) Tier 1 BESS Installations include systems with an aggregate energy capacity of less than 250 kWh. The facility must comply with the State's Electrical Code (527 CMR. 12.00), the State's Fire Code (527 CMR 1.00), and National Fire Protection Association (NFPA) 855 or subsequent standard.
- 2) Tier 2 BESS Installations include systems with an aggregate energy capacity of between 250 kWh and 10 MWh. The facility must comply with the State's Electrical Code (527 CMR. 12.00), the State's Fire Code (527 CMR 1.00), and NFPA 855 or subsequent standard.
- 3) Tier 3 BESS Installations include systems with an aggregate energy capacity greater than 10 MWh, but and less than 100 MWh. The facility must comply with the State's Electrical Code (527 CMR. 12.00), the State's Fire Code (527 CMR 1.00), and NFPA 855 or subsequent standard.
- 4) Tier 4 BESS Installations include systems with an aggregate energy capacity equal to or greater 100 MWh. Tier 4 facilities are overseen by the Commonwealth's Energy Facilities Siting Board, and must comply with the State's Electrical Code (527 CMR. 12.00), the State's Fire Code (527 CMR 1.00), and NFPA 855 or subsequent standard.

Brownfield A disposal site that has received a release tracking number from MassDEP pursuant to 310 CMR 40.0000: Massachusetts Contingency Plan, the redevelopment or reuse of which is hindered by the presence of oil or hazardous materials, as determined by the Department, in consultation with MassDEP. The terms "disposal site," "release tracking number," "oil," and "hazardous materials" shall have the meanings given to such terms in 310 CMR 40.0006: Terminology, Definitions and Acronyms. No disposal site

that otherwise meets this definition shall be excluded from consideration as a Brownfield because its cleanup is also regulated by the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§ 9601-9675, the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6921 -6939g, or any other federal program.

Building-Integrated BESS A BESS facility that is installed within, on, or directly adjacent to the building or structure the BESS will serve. This does not include a building constructed for the primary purpose of housing a BESS Installation.

Co-located BESS A BESS Installation developed within or directly adjacent to the boundaries of an existing or proposed solar photovoltaic installation, power generating station, electrical substation, or similar facility.

Stand-Alone Primary-Use BESS Installation: A BESS facility that is the Primary Use of the parcel and is not co-located with solar photovoltaic installations, power generating stations, and electrical substation and is not an Accessory Use to the Primary Use of the parcel.

- 3) Revise Section 4.1.2 [Table of Principle Uses] to add new Section 4.1.7.8 [BESS Tier 1] to read as follows:

4.1.7.8 BESS Tier 1

SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>PB</u>

- 5) Revise Section 4.1.2 [Table of Principle Uses] to add new Section 4.1.7.9 [BESS Tier 2] to read as follows:

4.1.7.9 BESS Tier 2

SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>PB</u>

- 6) Revise Section 4.1.2 Table of Principle Uses] to add new Section 4.1.7.10 [BESS Tier 3] to read as follows:

4.1.7.10 BESS Tier 3

SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HB	I	IO	ARO
<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>N</u>

- 7) Revise Section 4.1.2 Table of Principle Uses] to add new Section 4.1.7.10 [BESS Tier 4] to read as follows:

Article PB-2: Zoning Bylaw Amendments Relative to Adult Day Care

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Adult Day Care Facilities, including but not limited to, amendments to Section 2.0 [Definitions], Section 4.1 [Principal Uses], Section 4.2 [Notes for Table of Principal Uses], Section 4.3 [Accessory Uses], Section 4.4 [Notes for Table of Accessory Uses], Section 5.0 [Dimensional Requirements], and/or Section 6.1 [Off-Street Parking], 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) Section 4.3.1 [Table of Accessory Uses], Subsection 4.3.3.15 [Adult Day Care Facility] to read as follows:

4.3.3.15 Adult Day Care Facility for no more than twenty ~~(20)~~ 30 adult clients and operated by the owner of the premises

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

OR

4.3.3.15 Adult Day Care Facility ~~for no more than twenty (20) adult clients and~~ operated by the owner of the premises

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

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Article PB-4: Zoning Bylaw Amendments Relative to Definitions

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw Section 2.0 [Definitions], to amend or delete certain current definitions and/or to add certain new definitions, 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 amend the definition for the term “Alterations” to read as follows:

Alterations As applied to a building or structure, a change or rearrangement in the structural parts or in the exit facilities, or an enlargement whether by extending on a side or by increasing in height, or the moving from one location or position to another. As applied to a site, any change in material, grading, landscaping, circulation, or other factor determined by the Building Commissioner to result in an altered site.

- 2) Revise Section 2.0 [Definitions] to amend the definition for the term “Temporary Structure” to read as follows:

Temporary Structure A structure without any foundation or footings, including a pod or storage container which is not associated with an ongoing construction project operating under a valid Building Permit, to be removed within a twelve (12) month time period. Said structure shall conform to the requirements of Section 5.2, Table of Dimensional Requirements and shall receive a permit from the Building Commissioner.

- 3) Revise Section 2.0 [Definitions] to amend the definition for the term “Motor Vehicle Light Service” to read as follows:

Motor Vehicle Light Service Premises for the supplying of fuel, oil, lubrication, or minor repair services, but not to include body work, washing, rinsing, polishing, waxing, painting and/or major repairs, and not to include an Electrical Vehicle Charging Facility, as separately defined.

- 4) Revise Section 2.0 [Definitions] to add a new definitions for “Accessory Electric Vehicle Charging Station”, “Electric Vehicle Charging Facility”, “Electric Vehicle Charging Station”, and “Pay to Charge Electric Vehicle Charging Station”, in appropriate alphabetic order, to read as follows:

Accessory Electric Vehicle Charging Station An electric vehicle charging station that requires the user to pay for the distribution of power to an electric vehicle. Charging stations that do not require payment are not considered “pay to charge”.

Electric Vehicle Charging Facility A facility or location containing multiple “pay to charge” electric vehicle charging stations that is not considered as an accessory use to another business, residential, or other use on a property.

Electric Vehicle Charging Station A freestanding or structure-mounted means of providing power to an electric vehicle.

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Pay to Charge Electric Vehicle Charging Station An electric vehicle charging station that requires the user to pay for the distribution of power to an electric vehicle. Charging stations that do not require payment are not considered “pay to charge”.

[Additional Housekeeping Amendments will be added to this Warrant Article throughout the duration of the public hearing if more errors or inconsistencies are identified.]

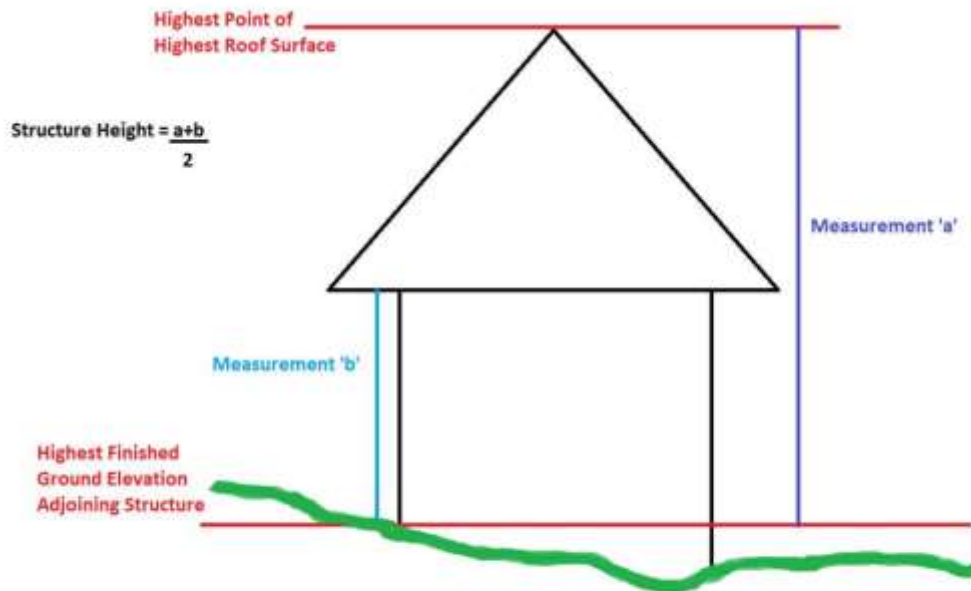
Article PB-5: Zoning Bylaw Amendments Relative Dimensional Regulations

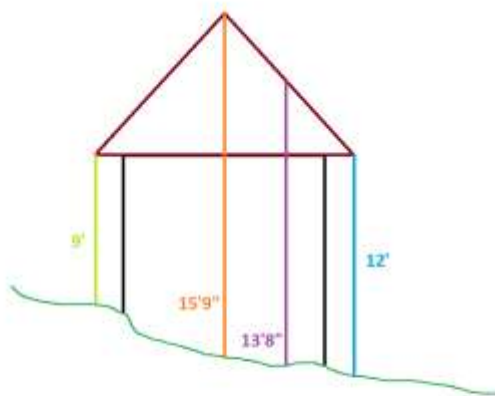
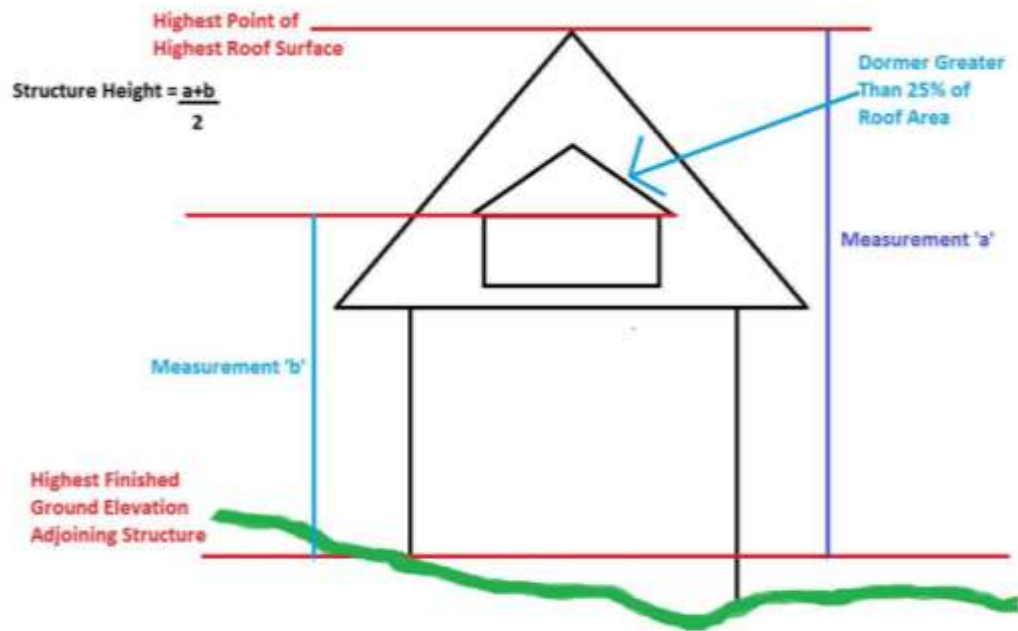
To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw Section 5.0 [Dimensional Requirements], and/or related amendments to Section 2.0 [Definitions], to clarify methods for measuring the height of a building, and the height of a portion of a building located within a setback area, pursuant to Section 5.3, Notes 5 and 7, 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 amend the definition of "Building Height", to read as follows:

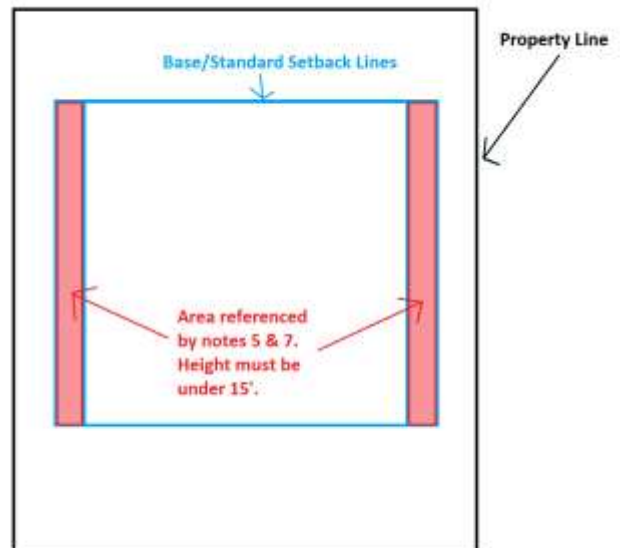
Building Height The vertical distance from grade plane to the average height of the highest roof surface. The limitations of height shall not apply to chimneys, ventilators, skylights, tanks, bulkheads, penthouses, amateur radio antennas and other necessary features usually carried above the roof line, provided such features do not cover more than twenty-five percent (25%) of the area of the roof of the building or other structure and are used in no way for human occupancy. Notwithstanding the above, the height of any portion of a building or structure which is permitted to within any setback area pursuant to Notes 5 and 7 of Section 5.3, shall be determined by a measurement of the actual dimension from grade to the highest point of the portion of the building or structure within the setback area. (See illustrations.)





Portion of building height measurement, as referenced in notes 5 & 7.

Notes 5 and 7 in section 5.3 refer to the height of a portion of a building or structure in residential districts. In these instances only, the height of the portion of the building in question shall be determined by the actual dimension from grade to the high point of the structure directly above.



Example of setback reduction areas in notes 5 & 7.

2) Revise Section 5.4.2 [Height Determination and Exceptions] to read as follows:

5.4.2 In all Districts, the height of a building or structure shall be measured as set forth in the definition of “Building Height” contained in Section 2.0 of this Bylaw, except that in Residential Districts, the height of a building or other structure shall be measured from the highest finished ground elevation adjoining the structure at the exterior walls. The limitations of height shall not apply to chimneys, ventilators, skylights, tanks, bulkheads, penthouses, amateur radio antennas and other necessary features usually carried above the roof line, provided such features do not cover more than twenty-five percent (25%) of the area of the roof of the building or other structure and are not used in any way for human occupancy. Notwithstanding the above, where Notes 5 and 7 in section 5.3 refer to the height of a portion of a building or structure in a residential district, in these instances only, the height of the portion of the building in question shall be determined by the actual dimension from grade to the high point of the structure directly above.

Article PB-6: Zoning Bylaw and/or Zoning Map Amendments Relative to Administrative-Office-Research (ARO) District

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw, and/or amendments to the Official Zoning Map, related to the Administrative-Research-Office (ARO) District, including but not limited to, amendments to Section 2.0 [Definitions], Section 4.1 [Principal Uses], Section 4.2 [Notes for Table of Principal Uses], Section 4.3 [Accessory Uses], Section 4.4 [Notes for Table of Accessory Uses], Section 5.0 [Dimensional Requirements], Section 6.1 [Off-Street Parking], and/or Section 6.3 [Enclosure, Screening and Buffers, as follows, and 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 6.3 [Enclosure, Screening and Buffers], Subsection 6.3.1 [Enclosure Requirements in Highway Business and Industrial Districts] to read as follows:

- 6.3.1 **Enclosure Requirements in Highway Business, ~~and Industrial, and Administrative-Research-Office~~ Districts.** In the Highway Business District, ~~and Industrial District, and Administrative-Research-Office~~ Districts, all uses permitted as of right, or authorized by special permit, and all uses accessory thereto, shall be conducted within a completely enclosed building or structure, except the following uses, provided that no portion of the use conducted outside shall extend nearer to any street or lot line than the corresponding setback distance specified for buildings in the same district:

6.3.1.1 Uses permitted as of right in any Single Residence District;

6.3.1.2 The dispensing of fuel and lubricants at a motor vehicle light service station;

6.3.1.3 The dispensing of food, beverages or goods on premises with drive-through service; ~~and~~

6.3.1.4 Automobile parking lots; ~~and~~

6.3.1.5 Commercial Outdoor Seating in association with permitted commercial uses pursuant to Section 4.4.2.

- 2) Revise Section 6.3 [Enclosure, Screening and Buffers], Subsection 6.3.2 [Buffer Areas in Nonresidential Districts] to read as follows:

- 6.3.2 **Buffer Areas in Nonresidential Districts.** Where a lot in any Industrial District abuts or is within two hundred (200) feet, or in any Administrative-Research-Office District where a lot abuts or is within one hundred (100) feet, or in any Local Business, or Highway Business District where a lot abuts or is within twenty (20) feet, of the boundary line of any Residential District (including any Residential District in an adjacent municipality), unless one of the Principal State Highways (as herein defined) or a railroad right-of-way lies between such lot and such Residential District, a buffer area shall be provided on all portions of said lot so abutting (or within the foregoing specified distance of such Residential District). Such buffer area shall be as follows:

6.3.2.1 in the Industrial Districts, at least two hundred (200) feet wide, including the width of any land held by the Westwood Conservation Commission and any part of any public street (as hereinafter defined) located in such Industrial District and lying between such lot and Residential District; ~~and~~

6.3.2.2 in the Administrative-Research-Office District, at least one hundred (100) feet wide, including the width of any land held by the Westwood Conservation Commission and any part of any public street (as hereinafter defined) located in such Administrative-Research-Office District and lying between such lot and Residential District; and

6.3.2.~~23~~ in the Local Business or Highway Business Districts, at least twenty (20) feet wide.

3) Revise Section 6.3 [Enclosure, Screening and Buffers], Subsection 6.3.4 [Uses within Buffer Areas] to read as follows:

6.3.4 **Uses within Buffer Areas.** Buffer areas, except as the same are part of a public street, shall be used only as provided herein. No building or structure, except for fences constructed in accordance herewith, shall be constructed or otherwise placed within any portion of the buffer area, whether or not used for business or industrial purposes. However, in any Industrial District or Administrative-Research-Office District the buffer area may contain driveways, and in a Local Business, Highway Business, ~~or Industrial, or Administrative-Research-Office~~ District the buffer area may contain sidewalks or pedestrian paths, as long as the applicable screening requirements set forth in Sections 6.3.4.1 or 6.3.4.2 are achieved to the satisfaction of the Planning Board. The following distances nearest the Residential District boundary shall be used and maintained so as to preserve the natural features of the area, including trees, woods, streams and ponds, and as a planting area for lawns with trees, shrubs and other landscape materials:

6.3.4.1 In the Industrial Districts, one hundred twenty-five (125) feet. The remaining seventy-five (75) feet of buffer area may be used for unenclosed surface off-street parking or other permitted outdoor uses, providing such uses are screened from view at normal eye level on said Residential District boundary line.

6.3.4.2 In the Administrative-Research-Office District, seventy-five (75) feet. The remaining twenty-five (25) feet of buffer area may be used for unenclosed surface off-street parking or other permitted outdoor uses, providing such uses are screened from view at normal eye level on said Residential District boundary line.

6.3.4.~~23~~ In the Local Business or Highway Business Districts, twenty (20) feet. A suitable planting area shall be interpreted as requiring a substantially sight impervious screen of evergreen foliage at least eight (8) feet in height, or

less dense planting of shrubs and trees complemented by a sight impervious fence at least five (5) feet and not more than eight (8) feet in height. Notwithstanding the foregoing, the plantings within any portion of a buffer area located within eight (8) feet of a public street or any other roadway shall be such as to avoid impairment of traffic visibility.

- 4) Revise Section 4.1.5 [Principal Use Table – Commercial Uses], sub-section 4.1.5.28 [Commercial Recreation, Indoor] to read as follows:

4.1.5.28 Commercial Recreation, Indoor

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	BAPB

- 5) Revise Section 4.1.5 [Principal Use Table – Commercial Uses], sub-section 4.1.5.5 to read as follows:

4.1.5.5 Motel or Hotel on five (5) acres or more

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

- 6) Revise Official Zoning Map to show two distinct Administrative-Research-Office (ARO) Districts as ARO1 and ARO2, as shown on the attached proposed Zoning Map:



Article PB-7: Zoning Bylaw Amendments Relative to Short-term Rental Properties

To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Short-Term Residential Rental Properties, including but not limited to, amendments to Section 2.0 [Definitions], Section 4.1 [Principal Uses], Section 4.2 [Notes for Table of Principal Uses], Section 4.3 [Accessory Uses], Section 4.4 [Notes for Table of Accessory Uses], Section 5.0 [Dimensional Requirements], Section 6.1 [Off-Street Parking], and/or Section 6.3 [Enclosure, Screening and Buffers, as follows, and or take any other action in relation thereto.

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

- 1) Create a new Section 8.6 [Short-Term Rentals] to read as follows:

8.6 SHORT-TERM RENTALS

8.6.1 Purpose. This section is intended to protect the health and safety of visitors and residents, ensure that the primary use of these properties remains as a residence, and to minimize the effect Short-Term Rentals have on the character and livability of residential neighborhoods and the well-being of surrounding residents.

8.6.2 Applicability. The requirements of this section shall apply to any Short-Term Rental. No property shall be offered as a Short-Term Rental except in compliance with each of the provisions of this bylaw. Nothing in this bylaw shall be construed to make the Town responsible for compliance with or enforcement of condominium bylaws or other governing documents, or any contract or agreement to which the Town is not a party.

8.6.3 General Requirements. Short-Term Rentals shall comply with all applicable federal, state, and local laws, regulations and codes. No Short-Term Rental shall be offered for lease or rental except in association with a valid Town-issued Certificate of Registration pursuant to The Town of Westwood General Bylaw Section _____.

- 2) Revise Section 2.0 [Definitions] to add a new definitions for “Short-Term Rental”, “Short-Term Rental Operator”, “Short-Term Rental Unit”, in appropriate alphabetic order, to read as follows:

Short-Term Rental An owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation, that is not a hotel, motel, lodging house or bed and breakfast establishment, where: (i) at least 1 room or unit is rented to an occupant or sub-occupant; and (ii) all accommodations are reserved in advance; provided, however, that a private owner-occupied property shall be considered a single unit if leased or rented as such, and which is further defined and regulated pursuant to MGL Chapter 64G.

- 2) Section 4.3.1 [Table of Accessory Uses], to add a new Section 4.3.3.16 [Short-Term Rental] to read as follows:

Article PB-8: General Bylaw Amendments Relative to Short-term Rental Properties

To see if the Town will vote to approve certain amendments to the Town of Westwood General Bylaws to regulate and/or restrict the short-term rental of residential property in Westwood, 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) Create a new Section ____ [Short-Term Rentals] to read as follows:

SHORT-TERM RENTALS

Purpose. This section is intended to protect the health and safety of visitors and residents, ensure that the primary use of these properties remains as a residence, and to minimize the effect Short-Term Rentals have on the character and livability of residential neighborhoods and the well-being of surrounding residents.

Applicability. The requirements of this section shall apply to any Short-Term Rental. No property shall be offered as a Short-Term Rental except in compliance with each of the provisions of this bylaw. Nothing in this bylaw shall be construed to make the Town responsible for compliance with or enforcement of condominium bylaws or other governing documents, or any contract or agreement to which the Town is not a party.

Definitions. The following terms used in this Section shall be construed in accordance with the following definitions:

Short-Term Rental An owner-occupied, tenant-occupied or non-owner occupied property including, but not limited to, an apartment, house, cottage, condominium or a furnished accommodation, that is not a hotel, motel, lodging house or bed and breakfast establishment, where: (i) at least 1 room or unit is rented to an occupant or sub-occupant; and (ii) all accommodations are reserved in advance; provided, however, that a private owner-occupied property shall be considered a single unit if leased or rented as such, and which is further defined and regulated pursuant to MGL Chapter 64G.

Short-Term Rental Operator Any person operating a Short-Term Rental. An Operator must be the owner of the Short-Term Rental Unit.

Short-Term Rental Unit A whole or portion of a whole Dwelling Unit that is being offered as a Short-Term Rental.

General Requirements. Short-Term Rentals shall comply with all applicable federal, state, and local laws, regulations and codes. No Short-Term Rental shall be offered for lease or rental except in association with a valid Town-

issued Certificate of Registration pursuant to The Town of Westwood General
Bylaw Section_____.

Article PB-10: ~~Zoning Bylaw and/or Zoning Map Amendments Relative to Flexible Multiple Use Overlay Districts (FMUODs)~~

~~To see if the Town will vote to approve certain amendments to the Westwood Zoning Bylaw related to Flexible Multiple Use Overlay Districts (FMUODs), including but not limited to, amendments to permitted and prohibited uses within various FMUOD overlay districts, amendments to dimensional requirements for FMUOD overlay districts, and/or amendments to review and approval procedures for development within FMUOD overlay districts; and/or amendments to the Official Zoning Map related to FMUOD overlay districts, including but not limited to, expansion of current FMUOD overlay districts, and/or establishment of new FMUOD overlay districts; or take any other action in relation thereto.~~

[Article PB-10 was removed by Planning Board at their 12/16/25 meeting, which was after this notice was submitted to Hometown Weekly for publication on 12/18/25.]

Article PB-11: 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 3.1.3 to replace the term “ Mixed-use & Multi-family Residential Overlay District” with the term “Mixed Use & Multi-Family Residential Overlay District”, so that the revised 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~~Mixed Use & ~~Multi-family~~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)

- 2) Revise Section 6.1.13 to replace the second occurrence of “6.1.13.2” with “6.1.13.4”, 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~~4 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.

- 3) Relocate the comma in Section 7.2.2.2 so that the revised Section 7.2.2.2 reads as follows:

7.2.2.2 Reconfiguration, restriping, or expansion, by three (3) or more parking spaces, of a parking area or facility containing five (5) or more parking spaces.

- 4) Revise Section 9.7.11.19.1 to replace the second occurrence of "9.7.11.19.1.3" with "9.7.11.19.1.4", and renumber subsequent sections as appropriate, so that Section 9.7.11.19.1 reads as follows:

9.7.11.19.1 **Rooftop Wireless Communication Facility.** A Rooftop Wireless Communication Facility may be permitted by Project Development Review (PDR) Approval pursuant to Section 9.7.12.2.2, with the following restrictions, except as expressly waived by a majority of the Board:

9.7.11.19.1.1 No component of a Rooftop Wireless Communication Facility shall be taller than ten feet (10') nor shall any component extend more than ten feet (10') above the existing surface of the roof on which the facility is proposed for installation.

9.7.11.19.1.2 All components of a Rooftop Wireless Communication Facility shall be set back a minimum of ten feet (10') from the interior face of the parapet surrounding the roof on which the facility is proposed for installation.

9.7.11.19.1.3 If any portion of a proposed Rooftop Wireless Communication Facility is visible from any point on an adjacent property, all antennas, cables and associated equipment shall be fully contained within a stealth enclosure of a size, shape and color designed to blend into the surrounding environment in a manner acceptable to the Board.

9.7.11.19.1.~~34~~ The subsequent replacement of antennas and/or associated with an approved Rooftop Wireless Communication Facility, where said antennas and/or equipment are fully within an existing stealth enclosure and do not alter the size or appearance of said stealth structure, may be permitted by Administrative Project Development Review (PDR) Approval by the Town Planner.

9.7.11.19.1.~~45~~ Any generator associated with a Rooftop Wireless Communication Facility shall be shall be powered without the use of petroleum, and shall be enclosed by sound attenuation panels sufficient to reduce the sound associated with operation of said generator to a level acceptable to the Planning Board.

5) Correct the misplaced location of a period in Section 9.2.13 so that it reads as follows:

9.2.13 **Requirement to Submit New Technical Data.** If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s).
Notification shall be submitted to:

9.2.13.1 Massachusetts NFIP State Coordinator, Massachusetts Department of Conservation and Recreation, 251 Causeway Street, Boston, MA 02114; and

9.2.13.2 Massachusetts NFIP Program Specialist, FEMA Risk Analysis Branch Chief, Federal Emergency Management Agency, Region I, 99 High Street, 6th Floor, Boston, MA 02110.

6) Revise Section 7.2.2 [Applicability] to remove Sections 7.2.2.6 and 7.2.2.7, which should have been deleted at the time of prior revisions to Section 7.1 [Administrative Earth Material Movement] and Section 7.6 [Solar Design Review and Approval], which prior revisions established specific review and approval procedures for Administrative Earth Material Movement and Solar Design Review independent of Section 7.2, so that Section 7.2.2 reads as follows:

7.2.2 **Applicability.** The following types of activities and uses shall require review and approval pursuant to the provisions of this Section, unless found to be de minimis by the Building Commissioner. Nothing herein shall be deemed to permit any use

or structure not otherwise permitted as of right or by special permit under this Zoning Bylaw, or to give rise to an implication as to whether or not a particular use or structure is permitted as of right or by special permit under this Zoning Bylaw. The following shall require approval hereunder:

- 7.2.2.1 Construction, expansion, exterior alteration (exclusive of signs governed by the provisions of Section 6.2), or change of use of any municipal, institutional, commercial, industrial, or multi-family property.
- 7.2.2.2 Reconfiguration, restriping or expansion, by three (3) or more parking spaces, of a parking area or facility containing five (5) or more parking spaces.
- 7.2.2.3 Any change in use which results in a use prohibited or requiring a special permit in a Water Resource Protection Overlay District, whether or not within such a district and whether or not requiring a building permit.
- 7.2.2.4 Construction of an Open Space Residential Development (OSRD) pursuant to Section 8.3 of this bylaw.
- 7.2.2.5 Construction, installation or alteration of a Minor Wireless Communication Facility pursuant to Section 9.4 of this bylaw.
- ~~7.2.2.6 Exporting, importing or regrading on premises subject to Earth Material Movement (EMM), pursuant to Section 7.1 of this bylaw.~~
- ~~7.2.2.7 **Solar Arrays, Facilities, and Photovoltaic Installations.** Large Scale Solar and Other Solar shall require review and approval pursuant to Section 7.6 of this bylaw. Roof-mounted Solar is not subject to review pursuant to Section 7.2 or Section 7.6 and may be installed upon issuance of applicable Building and Electrical Permits.~~

- 7) Revise Section 3.5 [Lots in Two Districts] to add an example to clarify how this section of the bylaw is applied, so that the revised Section 3.5 reads as follows:

3.5 LOTS IN TWO DISTRICTS

Where a district boundary line divides a lot laid out and duly recorded prior to the effective date of the establishment of such boundary, the regulations applying to the less restricted district may be considered as exceeding not more than fifty (50) feet into the portion of the lot in the more restricted district, but only if the lot has frontage on a street in the less restricted district. For example, where the front portion of a parcel on High Street falls within the Local Business A (LBA) District, and the rear portion of that same parcel falls within the Single Residence C (SRC) District, a commercial use that is

permitted in the LBA District may extend up to 50 feet into the portion of the parcel which falls within the SRC District, and the dimensional requirements applied to any commercial structure located within that 50-foot portion of the property that falls within the SRC District shall be the dimensional requirements that are applicable to structures in the LBA District.

[Additional Housekeeping Amendments will be added to this Warrant Article throughout the duration of the public hearing if more errors or inconsistencies are identified.]

The most current text of each proposed article will be available for viewing on the Town's website the Planning Division's "Zoning Amendments" webpage at <https://www.townhall.westwood.ma.us/departments/community-economic-development/zoning-amendments>.

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 [westwoodma.gov](https://www.westwoodma.gov).

Westwood Planning Board