



PUBLIC NOTICE POSTING REQUEST TO OFFICE OF THE WESTWOOD TOWN CLERK

TIME STAMP

ORGANIZATION: Zoning Board of Appeals

MEETING

PUBLIC HEARING

(Please circle one that applies)

**AMENDED NOTICE:
DATE & TIME OF AMENDMENT:**

DATE: Wednesday February 24, 2021

TIME: 7 pm

LOCATION: REMOTE PARTICIPATION

PURPOSE: Regular Meeting

REQUESTED BY: Sarah Bouchard

NOTE: *Notices and agendas are to be posted at least 48 hours in advance of the meetings excluding Saturday, Sundays, and legal holidays. Please keep in mind the Town Clerk's business hours of operation and make the necessary arrangements to be sure this notice is received and stamped in the adequate amount of time.*

****Disclaimer:** *If you have a disability that requires certain accommodations, please contact the Select Board's office at least 48 hours before the meeting, excluding Saturday, Sundays and legal holidays at 781-326-4172 or selectboard@townhall.westwood.ma.us.*

LIST OF TOPICS TO BE DISCUSSED

(For updates to this notice, please see www.townhall.westwood.ma.us)

Pursuant to Governor Baker's March 12, 2020 Order suspending Certain Provisions of the Open Meeting Law MGL C. 30A, §18 and the Governor's March 23, 2020 Emergency Order imposing strict limitations on the number of people that may gather in one place, the Zoning Board of Appeals meeting will be conducted via remote participation by the Board.

The public is encouraged to participate in the hearing via a Zoom webinar. The public will be allowed to make comments, if they wish to do so, during the portions of the meeting designated for public comment. The Chair will continue to give guidance and instructions as needed.

Every effort will be made to ensure that the public can adequately access the proceedings via technological means. In the event that we are unable to do so, despite our best efforts, we will post on the town website, www.townhall.westwood.ma.us, an audio or video recording, or transcript, as soon as practicable after the meeting.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84822707583?pwd=QUhBaUJxODJzeTAxNzQvS2JMaFFxUT09>

Passcode: 615400

Or Telephone:

888 475 4499 (Toll Free) or 877 853 5257 (Toll Free)

Call to order 7:00 PM

1. 31 Abbey Road

Application to amend a special permit previously granted by the Board on February 28, 2020 pursuant to the Westwood Zoning Bylaw Section §4.1.7.4 [Other Uses; Temporary]. The existing special permit allows the temporary use of a single family home in a new residential development to be utilized as a design studio and sales office for a period of time not to exceed one year. The application proposes to extend the temporary use by an additional year. The property is located in the SRC (Single Residence C) zoning district.

2. 493 Gay Street (continued from 1/20/21)

Application filed by Matt Sly of Isaksen Solar for a Special Permit pursuant to the Westwood Zoning Bylaw Section §4.3.2.7 [Ground Mounted Solar] to construct a ground mounted solar array in the yard of a single family residential property. Property is located in the Single Residential E District.

3. 215 Gay Street

Application to amend a special permit previously granted by the Board on September 3, 2020 pursuant to the Westwood Zoning Bylaw Section §4.3.3.2 [Accessory Uses – Storage of Motor Vehicles]. The existing special permit allows the construction of a garage that would result in the storage of four (4) or more motor vehicles on the property. The application proposes to alter the design of the proposed roofline. The property is located in the SRE (Single Residence E) zoning district.

4. 40 Westdale Road

Application for variances and a special permit pursuant to the Westwood Zoning Bylaw Sections §4.5.3.3 [Variance Required for New or Expansion of Nonconformity], §8.5.6.5 [Design Requirements; Stairways], §4.3.3.12 and §8.5 [Accessory Apartments]. The application proposes to construct an addition to the existing single family home that includes an accessory apartment. The addition as proposed would create a new nonconformity in the front setback and include an exterior staircase that is not enclosed, requiring variances. The addition would also include an accessory apartment, requiring a special permit. The property is located in the SRA (Single Residence A) zoning district.

5. 438 Pond Street

Application to appeal a decision of the Building Commissioner established in a letter dated October 28, 2020 defining the property's legal frontage as located on Reservoir Road. The petitioner seeks to establish legal frontage for the property, a corner lot, on Pond Street. The application also seeks a special permit pursuant to Section §4.5.3.2 [Special Permit Alterations to Nonconforming Structures] and variance pursuant to Section §4.5.3.3 [Variance Required for New or Expansion of Nonconformity] to demolish and construct a new single family residence within the front setback on a lot that is nonconforming on area, should Reservoir Road be considered legal frontage for the lot. The property is located in the SRC (Single Residence C) zoning district.

Approval of Minutes:

1/20/21

Upcoming Meeting (subject to change):
3/17/21, Remote Participation

Note: Agenda items and order subject to change

NOTE: Per changes to Open Meeting Law, effective July 1, 2010, notice of any meeting of public body shall include "A listing of topics that the chair reasonably anticipates will be discussed at the meeting". Topics must give enough specificity so that the public understands what will be discussed, but not necessarily all items that may come up. Please list those topics above.