



PUBLIC NOTICE POSTING REQUEST TO OFFICE OF THE WESTWOOD TOWN CLERK

RECEIVED

By Town Clerk at 5:13 pm, Jun 24, 2021
TIME STAMP

ORGANIZATION: **Zoning Board of Appeals**

MEETING

PUBLIC HEARING

AMENDED NOTICE:

DATE & TIME OF AMENDMENT:

(Please circle one that applies)

DATE: **Wednesday July 21, 2021**

TIME: **7:00 pm**

LOCATION: **REMOTE PARTICIPATION-Via Zoom Webinar**

PURPOSE: **Regular Meeting**

REQUESTED BY: **Nora Loughnane**

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 June 16, 2021 Order extending Certain Provisions of the Open Meeting Law MGL C. 30A, §18 to allow for remote meeting participation until April 1, 2022; the July 21, 2021, Board of Appeals meeting will be conducted via remote participation by the Board.

To Join Zoom Webinar by Computer:

<https://us02web.zoom.us/j/89081117006?pwd=Y0E4dGwya1pYUDhicUNPMEovRUw1dz09>

Passcode: 800786

Or Telephone:

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

Webinar ID: 890 8111 7006

The public is encouraged to participate in the hearing and 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.

Call to order 7:00 PM

1. 100 High Street

An Application requests a Variance pursuant to the Westwood Zoning Bylaw Section §6.2.10.5 [Video Media Display] permitted in Local Business and Highway Business Districts. The application proposes

to reconfigure an existing sign on the property to add a video media display. The property is located in the ARO (Administrative-Research-Office) zoning district.

2. 461 Sandy Valley Road

An Application requests a Special Permit pursuant to the Westwood Zoning Bylaw Section §4.3.2.7 [Accessory Uses – Ground Mounted Solar]. The application proposes to install a ground mounted solar array on the north side yard of the single family residential subject parcel. The property is located in the SRE (Single Residential E) zoning district.

3. 710-722 High Street

An Application requests a Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.1.5.10 [Motor Vehicle Light Service facility] and §9.3.5.1 [Storage of Petroleum Products within the Water Resource Protection Overlay District]. The proposed redevelopment includes the merger of 710 and 722 High Street. Additionally, the existing two-dispenser service station located at 722 High Street including site features and utility infrastructure will be razed while the existing convenience store and canopy at 710 High Street will be expanded. Specifically, the expansion at 710 High Street will include a roughly 1,718 sf retail space addition along with the addition of one fueling dispenser. As part of the redevelopment, three of the four existing driveways will remain, however, the northernmost driveway at 722 High Street will be closed and sidewalk added. An area for fourteen parking spaces and six electric vehicle charging stations will be constructed on 722 High Street along with the necessary electrical equipment and utility infrastructure. Another four-stall parking area for employees, a loading space, and dumpster enclosure are proposed on the north side of the expanded convenience store. Additionally, the three existing underground storage tanks and associated product piping, vents, and dispensers will be replaced with two new double-walled, state of the art underground fuel storage tanks. The existing concrete pad and pavement at 710 High Street will also be replaced. Lastly, a comprehensive storm water management system is proposed to provide water quality treatment and ground water recharge along with an upgraded landscape plan to improve the overall operation and appearance of the property. The front and developed portions of the property are in the Local Business A (LBA) zoning district and the rear portions are in the Single Residence c (SRC) zoning district, the Flexible Multiple Use Overlay District (FMUOD 7), Water Resources Protection Overlay District (WRPOD), and Wireless Communications Overlay District (WCOD).

4. 133 Pond Street

An Application requests a Special Permit pursuant to the Westwood Zoning Bylaw Section § 4.5.3.2.2 [Special Permit Alterations of Nonconforming Structures – Vertical Extension]. The application proposes to construct a second floor addition to an existing nonconforming residential structure on a nonconforming lot. The lot is nonconforming due to insufficient lot area, insufficient frontage, and insufficient lot width. The existing structure is nonconforming due to violations of the front, rear, and both side setbacks. The proposed second floor addition would raise the height of the structure in all setbacks. The property is within in the SRC (Single Residence C) zoning district.

Approval of Minutes:

5/19/21 and 6/16/21

Upcoming Meeting (subject to change):

Tuesday 8/18/21, 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.