

TOWN OF WESTWOOD
LEGAL NOTICE OF PUBLIC HEARING
WESTWOOD BOARD OF APPEALS

Pursuant to Chapter 40A, §9, the Board of Appeals will hold a public hearing on Wednesday, July 21, 2021 at 7:00 PM. 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. Zoom information is below:

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 Board shall hear an application filed by Global Montello Group Corp. for 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).

Land affected: 710-722 High Street
Map 14 Lots 128 & 130

Any zoning relief that may be required in adherence to the Westwood Zoning Bylaw shall be considered by the Board.

Should any person or party desire for any written material, including legal arguments or positions, to be considered by the Zoning Board of Appeals in connection with any petition before the Board, such material shall be submitted to the clerk of the Board no later than five (5) calendar days before the public hearing on the petition, or such material shall not be considered.

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The application is available for inspection during stated business hours at the office of the Board of Appeals and on the Zoning Board's webpage under "Current Application Links" at www.westwoodpermit.org

Interested persons are encouraged to attend the public hearing and make their views known to the Board of Appeals.

John Lally, Chairman
Michael McCusker
Danielle Button