



**PUBLIC NOTICE POSTING REQUEST
TO OFFICE OF THE WESTWOOD TOWN CLERK**

RECEIVED

By Town Clerk at 12:19 pm, Sep 24, 2021

ORGANIZATION: Zoning Board of Appeals

MEETING

PUBLIC HEARING

AMENDED NOTICE:

DATE & TIME OF AMENDMENT:

(Please circle one that applies)

DATE: Wednesday October 20, 2021

TIME: 7 pm

LOCATION: REMOTE PARTICIPATION

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 October 20, 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/81948536363?pwd=WTd4UmNxMThuVEZVU2VXb2VhMjhhUT09>

Passcode: 823533

Or Telephone:

877 853 5257 (Toll Free) or 888 475 4499

Webinar ID: 819 4853 6363

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. 375 University Avenue

The Board shall hear an application filed by Valerie Moore for a special permit pursuant to the Westwood Zoning Bylaw Sections §9.3.7.5 [Special Permit required for Storage of

Hazardous Materials]. The application proposes to relocate the Chase Corporation, a global specialty chemicals company from another property in Westwood to 375 University Avenue. The property is located in the Industrial (I) Zoning district and within the Water Resource Protection Overlay District (WRPOD).

2. 21 Wells Avenue

The Board shall hear an application filed by Casey Dowgiert for a Special Permit pursuant to the Westwood Zoning Bylaw Sections §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 application proposes to construct a second floor addition, detached garage and deck that encroaches into the front yard setback. The property is located in the Single Residential D (SRD) zoning district.

3. 91 Mayfair Drive

The Board shall hear an application filed by George Kariotis for a Special Permit pursuant to the Westwood Zoning Bylaw Section §4.5.3.2.2 [Special Permit Alterations of Nonconforming Structures-Vertical Extension] to construct an addition that increases the building height in the side yard setback. The Property is located in the Single Residential C (SRC) zoning district.

4. 299 Pond Street

The Board shall hear an application filed by Mollie Moran for a Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.5.3.2.2 [Special Permit Alterations of Nonconforming Structures – Vertical Extension]. The application proposes to construct an addition that increases the building height in the side yard setback. The property is located in the Single Residential C (SRC) zoning district.

5. 321 Gay Street

The Board shall hear an application filed by Peter Zahka for a special permit pursuant to the Westwood Zoning Bylaw Sections §4.3.3.2 [Accessory Uses – Motor Vehicle Storage]. The application proposes to construct a 20' x 30' barn/storage building which would create a parking or storage area for more than three (3) motor vehicles, but which the property owner intends to use as a storage structure for pool equipment, furniture, and recreational equipment (including boat, trailer, all terrain vehicles, lawn equipment, etc.). The property is located in the Single Residential E (SRE) zoning district.

6. 44 Baker Street (hearing continued from September 22, 2021)

The Board shall hear an application filed by Donald L Grose for a variance pursuant to the Westwood Zoning Bylaw Sections §4.5.3.3 [Variance Required for New or Expansion of Nonconformity] and shall review revised plans for alternate forms of relief, including consideration of a special permit pursuant to the Westwood Zoning Bylaw Sections §4.5.3.2.3. The application proposes to construct a porch that encroaches into the front yard setback. The property is located in the Single Residential D (SRD) zoning district.

Approval of Minutes:

8/18/21 and 9/22/21

Upcoming Meeting (subject to change):

Tuesday 11/17/21, Remote Participation

Note: Agenda items and order subject to change