



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

**RECEIVED**

By Town Clerk at 1:29 pm, Oct 22, 2021

**ORGANIZATION: Zoning Board of Appeals**

**MEETING**

**PUBLIC HEARING**

**AMENDED NOTICE:**

**DATE & TIME OF AMENDMENT:**

(Please circle one that applies)

**DATE: Wednesday November 17, 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](mailto:selectboard@townhall.westwood.ma.us).*

**LIST OF TOPICS TO BE DISCUSSED**

(For updates to this notice, please see [www.townhall.westwood.ma.us](http://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.*

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84168706786?pwd=bGxWa00zSzFLYkxYaDRLNk1SaWxIdz09>

Passcode: 981931

Or Telephone:

833 548 0276 (Toll Free) or 833 548 0282 (Toll Free)

Webinar ID: 841 6870 6786

*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](http://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. 82 Lakeshore Drive**

The Board shall hear an application filed by Attorney, Barry Crimmins on behalf of Thomas and Allison Demers for a Variance pursuant to the Westwood Zoning Bylaw Sections §4.5.3.3 [Variance Required for New or Expansion of Nonconformity]. The application proposes to replace an existing 94 SF three-season porch with a new 145 SF addition which would encroach on the side setback to a greater extent than the current non-conforming structure, leaving a side yard setback of 3.9 feet. The property is located in the Single Residential C (SRC) zoning district.

**2. 140 Burgess Avenue**

The Board shall hear an application filed by Maguire Fallon for 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 story dormer additions that would raise the height in the setbacks. The property is located in the Single Residential C (SRC) zoning district.

**3. 420 Providence Highway**

The Board shall hear an application filed by GPI MA-FM, Inc., dba IRA MAZDA for a Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.1.5.8 [Motor Vehicle Sales] and 4.1.5.9 [Motor Vehicle General Repairs] The application proposes to replace the Special Permit which was issued to Clair International, Inc. on January 10, 2005, and which permit was amended or modified on September 18, 2007, May 13, 2011 and February 4, 2021, and which permit is currently held by AMR Auto Holdings-PA, LLC, and which permit currently allows for the operation of the Prime Mazda dealership. The new special permit, if granted, will be issued to GPI MA-FM, Inc., dba IRA MAZDA . Said special permit will allow for the continued operation of the dealership on that property under the new ownership. No changes to the current operations are anticipated. The property is located in the Highway Business (HB) zoning district.

**Approval of Minutes:**

10/20/2021

**Upcoming Meeting (subject to change):**

Tuesday 12/15/21, 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.*