

**Corrected Version**  
**DECISION OF THE ZONING BOARD OF APPEALS**  
**of the**  
**TOWN OF WESTWOOD**

**PROPERTY OWNER(S): Duncan McFarland**

**PETITIONER(S):** South Shore Habitat for Humanity  
20 Mathewson Street  
Weymouth, MA 02189

**LAND AFFECTED:** 5 Highview Street  
Westwood, Massachusetts 02090  
Map 11, Lot 016

**HEARING:**

The Board of Appeals for the Town of Westwood held a meeting in accordance with the General Laws of the Commonwealth of Massachusetts on Wednesday, November 17, 2021, at 7:00 PM via remote participation, to consider the Petitioner's request for a minor modification to the Comprehensive Permit for 5 Highview Street, which was granted by the Zoning Board of Appeals on May 17, 2017 and filed in the Office of the Town Clerk on June 21, 2017. The Petitioner requested permission to modify the landscape plan for the approved single-family property. The property is located in Single Residential Zoning District C.

**BOARD MEMBERS:** Michael McCusker  
Danielle Button  
Sean Coffey

**FINDINGS**

In consideration of all of the testimony and exhibits and documents submitted before the Board, the Board makes the following findings of fact:

1. A Comprehensive Permit allowing for the construction of a Single-family home at 5 Highview Street was granted by the Board of Appeals (the "Board") at a duly advertised public hearing on May 17, 2017.
2. A single-family cape-style home with three bedrooms and approximately 1,300 SF of living area has since been constructed on the property by South Shore Habitat for Humanity and associated volunteers, in full accordance with the approved Comprehensive Permit plans.
3. The Petitioner requested a Minor Modification of the previously granted Comprehensive Permit to allow for more extensive landscape treatment than originally planned.
4. The proposed landscape treatment is at least equivalent to that of other properties in the neighborhood and is appropriate for the single-family home.

5. The Petitioners have met all the requirements for a Minor Modification of the Comprehensive Permit previously granted pursuant to the Westwood Zoning Bylaw and M.G.L. Chapter 40B.

### **DECISION AND CONDITIONS**

The Board of Appeals voted unanimously to grant the Petitioner's request for a Minor Modification to the previously granted Comprehensive Permit for 5 Highview Street, subject to the following conditions:

1. The Project shall be constructed in conformity with the conditions of all prior approvals, which conditions shall remain in full force and effect.
2. The landscape treatment shall be installed as shown on the landscape plan attached to this decision as "Exhibit A".
3. The Petitioner shall also install a 6-foot fence along the north and west property lines of the Property. All fencing installed on the Property must be in compliance with the Town of Westwood Zoning Bylaw, Section 5.5.5 [Corner Clearance] to preserve sight lines.
4. The Petitioners shall pursue completion of the Project with reasonable diligence and continuity.

### **RECORD OF VOTE**

The following members of the Board of Appeals voted to grant the Petitioner's request for a Minor Modification of the Comprehensive Permit: Michael McCusker, Danielle Button, and Sean Coffey.

The following members of the Board of Appeals voted in opposition to the Minor Modification of the Comprehensive Permit: None.

Exhibit A

Landscape Plan for 5 Highview Street, Westwood, MA





**WESTWOOD ZONING BOARD OF APPEALS**

Michael McCusker

Danielle Button

Sean Coffey

12/1/21  
Date

**5 Highview Street**