

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, January 19, 2021 at 7:00 PM**. The public hearing will be a remote meeting through Zoom due to the COVID-19 state of emergency and in compliance with the Governor’s March 12, 2020 Executive Order suspending certain provisions of the Open Meeting Law MGL C. 30A, §18 and extended on June 16, 2021 to April 1, 2022. Those wishing to participate are encouraged to use Zoom.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/89852617232?pwd=VldoVGtLRWZpSDVhV0pqN1FQeDZFU09>

Passcode: 348283

Or Telephone: 877 853 5257 (Toll Free) or 888 475 4499

Webinar ID: 898 5261 7232

The Board shall hear an application filed by Kevin Cloutier on behalf of property owners Bob Van Leeuwen and Maithili Rage for a Special Permit pursuant to Westwood Zoning Bylaw Sections §4.3.3.12 [Accessory Uses – Accessory Apartments] and §8.5 [Accessory Apartments]. Said application also requires a Variance pursuant to the Westwood Zoning Bylaw Section §8.5.6.3 [Design Requirements] to allow for an Accessory Apartment which exceeds the maximum size requirements. The Petitioner is proposing to legalize an unauthorized apartment within an existing single-family residential structure, in response to a Notice of Violation issued on December 9, 2019. The unauthorized apartment is approximately 1,668 square feet in area, while the maximum size permitted under Section §8.5.6.3 is 900 square feet. The unauthorized apartment constitutes 34% of the overall floor area of the residential structure, where a maximum of 33% is allowed under Section §8.5.6.3. The property is located in the Single Residential C (SRC) zoning district.

Land affected: 19 Pear Tree Drive
Map 32 Lot 149

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.

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
Linda Walsh