



PUBLIC NOTICE POSTING REQUEST TO OFFICE OF THE WESTWOOD TOWN CLERK

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By Town Clerk at 5:23 pm, Dec 21, 2021
TIME STAMP

ORGANIZATION: **Zoning Board of Appeals**

MEETING

PUBLIC HEARING

AMENDED NOTICE:

DATE & TIME OF AMENDMENT:

(Please circle one that applies)

DATE: **Wednesday January 19, 2022**

TIME: **7:00 pm**

LOCATION: **REMOTE PARTICIPATION**

PURPOSE: **Regular Meeting**

REQUESTED BY: **Iliana Ramirez**

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 January 19, 2022, 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/89852617232?pwd=VldoVGtLRWZpSDVhV0pqN1FQeDZFU09>

Passcode: 348283

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

Webinar ID: 898 5261 7232

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

Call to order 7:00 PM

1. 21 Edgewood Road

The Board shall hear an application filed by Matthew Scafidi for a Variance pursuant to the Westwood Zoning Bylaw Section §5.2.3 [Dimensional Requirements for Single Residence C (SRC) District]. The Petitioner is proposing construction of a portico which would extend 5.5' further into the non-conforming front setback, reducing that setback to 19.8' where a minimum of 40' is required and 25.3' exists. The property is located in the Single Residential C (SRC) zoning district.

2. 19 Pear Tree Drive

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 the 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.

3. 346 Gay Street

The Board shall hear an application filed by Mike Dwyer on behalf of property owner Robert Forrester for a Special Permit pursuant to Westwood Zoning Bylaw Sections §4.3.3.2 [Accessory Uses – Motor Vehicle Storage], §4.3.3.12 [Accessory Uses – Accessory Apartments], and §8.5 [Accessory Apartments]. The Petitioner is proposing to demolish one of three garage bays in the existing detached garage and to construct an addition that would result in a total of five garage bays on the ground level with an Accessory Apartment on the upper level of the structure. This property is located in the Single Residential E (SRE) zoning district.

4. 1665 High Street

The Board shall hear an application filed by Stephen M. Powell for a Special Permit pursuant to the Westwood Zoning Bylaw Section §4.5.2.2 [Special Permit Required for Alteration to Nonconforming Use]. The Petitioner proposes to replace an existing 1,218 square foot single-family home and detached garage with a new 2,627 square feet single-family home with an attached garage. The property is located in the Local Business District A (LBA). The existing residential structure is a non-conforming use in the LBA District.

5. 790 High Street

The Board shall hear an application filed by Eric Dana for a Variance pursuant to the Westwood Zoning Bylaw Section §4.3.3.7 [Accessory Uses – Storage of Recreational Vehicle Less Than 30' in Length]. The Petitioner is requesting permission to store a recreational vehicle in the right side yard of a residential property where Section §4.3.3.7 permits storage of a recreational vehicle by right in the rear yard and in a manner not substantially visible from the street. The property is located in the Single Residential C (SRC) zoning district.

Approval of Minutes:

10/20/2021 and 12/15/2021

Upcoming Meeting (subject to change):

Tuesday 2/16/22 at 7 PM, Remote Participation

Note: Agenda items and order subject to change