



PUBLIC NOTICE POSTING REQUEST TO OFFICE OF THE WESTWOOD TOWN CLERK

TIME STAMP

ORGANIZATION: Zoning Board of Appeals

MEETING

PUBLIC HEARING

(Please circle one that applies)

**AMENDED NOTICE:
DATE & TIME OF AMENDMENT:**

DATE: Wednesday, February 16, 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 February 16, 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/83807189387?pwd=UDRtR3RLR2svQmhubTBrNzllUEtOUT09>

Passcode: 810085

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

Webinar ID: 838 0718 9387

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. 21 Edgewood Drive (Continued from 1/19/2022 Hearing)

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] and may 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 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. 790 High Street (Continued from 1/19/2022 Hearing)

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] and may review revised plans for consideration of a Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.3.3.7. 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.

3. 47 Salisbury Road

The Board shall hear an application filed by property owners Charles and Ruth O'Shea for a Variance pursuant to the Westwood Zoning Bylaw Sections §5.2.3 [Dimensional Requirements] and §10.4 [Variances]. The Petitioner seeks approval to build a garage that would be located 6.3 feet from the side lot line, where a minimum setback of 15 feet is required per section §5.2.3. While the existing structure complies with all zoning requirements, the lot is nonconforming due to a lack of width as well as a lack of area. The property is located in the Single Residential C (SRC) zoning district.

4. 461 Sandy Valley Road

The Board shall hear an application filed by Petitioner David Picazio, of Boston Solar, acting on behalf of Property Owners Peter Wierzbinski and Theresa Wierzbinski, to consider the Petitioners' request to amend the Special Permit issued by the Zoning Board of Appeals following a public hearing on July 21, 2021, for which a Decision was recorded in the Office of the Town Clerk on August 3, 2021. The Petitioners request changes to the Special Permit condition regarding landscape screening of the installed solar array. The property is located in the (SRE) Single Residential Zoning District E.

Approval of Minutes:

10/20/21,12/15/21 and 1/19/2022

Upcoming Meeting (subject to change):

Tuesday 3/16/22 at 7 PM, 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.*