

**Town of Westwood  
Zoning Board of Appeals  
Champagne Meeting Room, Carby Municipal Building, 50 Carby Street  
Meeting Minutes –September 18, 2019**

**Members Present:** Jack Lally, Chair, Doug Stebbins, Mike McCusker

**Staff Members Present:** Sarah Bouchard, Housing & Zoning Agent

Mr. Lally gave a brief description of the proceedings. All those present for the meeting who anticipated giving testimony were sworn in.

**Applications**

**Address: 655 High Street**

**Petitioner: Michael Terry, Esq. for Westwood Masonic Building Association, Inc.**

**Project: Application to amend Special Permit (continued)**

Mr. Terry provided the Board with a summary of the proposal. He updated the Board with a conversation that he had with Town Counsel on the potential conditions discussed by the Board at its last meeting. Mr. Terry stated that the applicant would be amendable to conditions regarding parking and time restriction.

My. Lally sought to confirm the nature of the events where alcohol would be served. Mr. Terry said alcohol would only be served, not sold, and at events for tenant lodges and their guests.

Stan Gaw, 8 Essex Rd, Norwood, introduced himself as President of WMBA and described the fraternity's charitable nature. Mr Gaw stated that there are only 4 lodges under this restriction out of 227 lodges in the state. All 4 lodges with this restriction are located in Westwood at this site.

Mr. McCusker discussed the option of limiting number of events. Mr. McCusker reminded the applicant that as Special Permit holder, applicant would have to be responsible for the tenants. Mr. Gaw agreed. He stated that insurance policy in place requires compliance.

Mr. McCusker asked if the requested language was to delete the condition or switch prohibition of serve to prohibition of sale. Mr. Terry replied that either would be acceptable.

Mr. Stebbins asked about the procedure to apply for various alcohol licenses. Ms. Bouchard reviewed the process described by the Licensing Department's memo.

Mr. Lally opened the hearing to the public for comment.

Louis Fellen, 26 Windsor Rd, stated his opposition to the proposal, citing disagreement over whether this represents a substantial change of use to the property. He stated that alcohol is served at a number of locations within a compact area and stated concern about public safety. He also discussed his concern about parking on side streets and requested a restriction on the closing hour.

Mr. Terry responded that any violation of their special permit could be addressed by the Town. He restated that the Masons lodge is a reputable organization and cannot be compared to local restaurants serving alcohol. He stated that the events in question will be the same events that have always been held, just with the opportunity for members to have a glass of wine with dinner after the meeting.

Mr. Gaw stated that a meeting was being held tonight (one of the biggest of the year) with a spillover of 4 cars into the Folsom Funeral Home tonight, biggest event of the year. He said he went by the lot to verify that it was full but nobody was parked on the side streets.

Mr. Stebbins asked if parking was allowed on those side streets. Mr. Terry replied that parking is allowed.

Mr. Lally closed the hearing to the public and the Board began discussion of potential conditions. The Board moved to a vote.

JL is in favor with following conditions:

1. No parking on Windsor Road or surrounding streets (Beverly, Hillcrest, Hampton, Sterling, Oxford and Oxford Terrace) for lodge members and guests
2. Time restriction until 11 pm to serve alcohol (at or before)
3. Use language that no alcohol can be sold (just served)

*On a motion by Mr. Stebbins and seconded by Mr. McCusker, the Board voted unanimously to amend the special permit to remove the condition restricting serving of alcohol subject to additional conditions restricting parking on Windsor, Beverly, Hillcrest, Hampton, Sterling, Oxford and Oxford Terrace, restricting alcohol service past 11 pm, and restricting alcohol sales.*

**Vote to Approve Meeting Minutes**

*On a motion by Mr. Lally which was seconded by Mr. McCusker, it was unanimously voted to approve the meeting minutes from August 21, 2019.*

**Vote to Adjourn**

*On a motion by Mr. McCusker which was seconded by Mr. Lally, it was voted unanimously to adjourn the meeting.*

The hearing adjourned at 7:53 PM.

**List of Documents:**

655 High Street

- Zoning Board application; plans and associated attachments