



PUBLIC NOTICE POSTING REQUEST TO OFFICE OF THE WESTWOOD TOWN CLERK

REVISED

2:09 pm, Mar 02, 2022

ORGANIZATION: **Zoning Board of Appeals-Revised Meeting Notice**

MEETING

PUBLIC HEARING

AMENDED NOTICE:

REVISED

2:09 pm, Mar 02, 2022

DATE & TIME OF AMENDMENT:

(Please circle one that applies) **Original Posting 2/22/2022 @ 12:08PM**

DATE: **Wednesday March 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 March 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/84560159201?pwd=VWVRK2NRd3Vhcnl6cFRHZmQ2Q2hFZz09>

Passcode: 554100

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

Webinar ID: 845 6015 9201

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. 31 Abbey Lane

The Board shall hear an application filed by Westwood Green LLC, on behalf of property owners William Murray and Lisa Murray, to amend a special permit previously granted by the Board on February 28, 2020

pursuant to the Westwood Zoning Bylaw Section §4.1.7.4 [Other Uses; Temporary], and extended by grant of a prior one-year extension by the Board on February 24, 2021. The existing special permit allows the temporary use of a single-family home in a new residential development to be utilized as a design studio and sales office for a period of time not to exceed one year. The application proposes to extend the temporary use by an additional year. The property is located in the SRC (Single Residence C) zoning district.

2. 315 University Avenue

The Board shall hear an application filed by Skye Enterprises LLC for a Special Permit pursuant to Westwood Zoning Bylaw Section §4.5.2.2 [Special Permit Required for Alteration to Nonconforming Use]. The Petitioner is seeking an expansion of an existing medical center or clinic use within a building that was granted a Special Permit for said use on May 16, 2018. Although the ZBA's original Special Permit authorized the "premises" to be utilized by this business, a Zoning Bylaw change in 2021 led to this use becoming a legal preexisting nonconforming use. As such, the proposed renovations would result in an expansion of that nonconformity and would require a Special Permit to be issued by the Board for an alteration to the nonconforming use. The property is located in the Industrial (I) zoning district.

3. 115 Greenacre Rd

The Board shall hear an application filed by property owners Kyle and Crosby Piche for a Special Permit pursuant to Westwood Zoning Bylaw Section §4.5.3.2.3 [Construction of an overhang, porch, portico]. The Petitioner proposes to construct a portico on a new residential structure which replaces a previous nonconforming structure, where said portico would extend 4 feet into the nonconforming front setback. The property is located in the Single Residential C (SRC) zoning district.

4. 55 Webster Street

The Board shall hear an application filed by Stefanie Giuliano Abhar and Zabiul Abhar, for a Special Permit pursuant to Westwood Zoning Bylaw Section §4.5.3.2.3 [Construction of an overhang, porch, portico] **and for a Variance pursuant to Sections §4.5.3.3 [Variance Required for New or Expansion of Nonconformity] and §10.4 [Variances].** The Petitioners are proposing to construct a new covered front porch. The existing house has a nonconforming front setback of approximately 24' where 25' is required. The proposed construction of a 3.5' covered front porch will further encroach into the front setback. **The Petitioners are also proposing to construct an addition to the existing structure, including a garage with upper story living area, which will have a north side setback of 14.7' where 15' is required and where the existing structure's north side setback is compliant at 15.2'.** The lot is nonconforming due to a lack of frontage, width, and area. The property is located in the Single Residential A (SRA) zoning district.

5. 461 Sandy Valley Rd (Continued from 2/19/22 Hearing)

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:

10/20/2021, 12/15/2021, 1/19/2022 and 2/16/2022

Upcoming Meeting (subject to change):

Tuesday 4/27/22 at 7 PM, Remote Participation

Note: Agenda items and order subject to change