



**PUBLIC NOTICE POSTING REQUEST  
TO OFFICE OF THE WESTWOOD TOWN CLERK**

**RECEIVED**  
By Town Clerk at 12:02 pm, Apr 22, 2022

**ORGANIZATION: Zoning Board of Appeals**

**MEETING**

**PUBLIC HEARING**

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

(Please circle one that applies)

**DATE: Wednesday April 27, 2022**

**TIME: 7:00 pm**

**LOCATION: REMOTE PARTICIPATION**

**PURPOSE: Regular Meeting**

**REQUESTED BY: Karyn Flynn**

*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.*

**LIST OF TOPICS TO BE DISCUSSED**

*(For updates to this notice, please see [www.townhall.westwood.ma.us](http://www.townhall.westwood.ma.us))*

*The Board of Appeals meeting will be conducted via remote participation 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, and further extended on February 15, 2022 to July 15, 2022.*

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83438312400?pwd=dTJBROF6ejVIYXhYbnhnRE5wNHE0QT09>

Passcode: 316344

Or Telephone:

877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 834 3831 2400

**Call to order 7:00 PM**

**1. 55 Webster Street-continued from 3/16/22-Request to Continue to 6/15/22**

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.

**2. 65 Aran Road**

The Board shall hear an application filed by Christopher Kirby for a Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.3.3.2 [Accessory Uses – Motor Vehicle Storage]. The application proposes to construct a 24' x 30' one story detached two car garage. An existing two car garage is attached to the single family residence on the property. The proposed new two car garage would create a parking or storage area of more than three (3) motor vehicles on the property. The property is located in the Single Residential B (SRB) zoning district.

**3. 16. Mill Brook Road**

The Board shall hear an application filed by Jayme Huber for a Special Permit pursuant to the Westwood Zoning Bylaw Sections § 4.5.3.2.2 [Alterations of Nonconforming Structures – Vertical Extension]. The application proposes to construct a dormer addition that increases the height of the building in the setback. The existing front setback is 20' where 40' is required. The proposed height of the building addition is 19'7". The property is located in the Single Residential C (SRC) zoning district.

**4. 461 Sandy Valley Rd**

The Board shall hear an application filed by Boston Solar Company LLC, acting on behalf of property owners Peter Wierzbinski and Theresa Wierzbinski, to consider the request to amend a 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.

**5. 6 Windmill Lane**

The Board shall hear an application filed by Jacob Gadbois for a Special Permit pursuant to the Westwood Zoning Bylaw Sections § 4.5.3.2.2 [Alterations of Nonconforming Structures – Vertical Extension]. The applicant proposes to construct a master suite over an existing attached garage. The proposed addition increases the height of the structure to 24'1" where 25' is the maximum. The increase in height in the setback would require a 15' side setback where 11'7" is existing. This property was developed under The Commons at Westwood Comprehensive Permit recorded April 10, 1989. The property is located in the Single Residential C (SRC) zoning district.

**6. 50 Fox Hill Street**

The Board shall hear an application filed by Bonnie Tan-Lai for a Variance pursuant to the Westwood Zoning Bylaw Section § 4.5.3.3 [Variance Required for New or Expansion of Nonconformity] and [10.4 Variances] and Special Permit pursuant to Section §4.3.3.2 [Accessory Uses – Motor Vehicle Storage]. The applicant proposes to demolish the existing single story home and rebuild a two story single family home on the existing foundation adding a four car garage addition. The proposed height of the new single family structure is approximately 26'11" where a maximum of 25' is allowed. The lot is nonconforming due to insufficient lot area, insufficient frontage, and insufficient lot width. The property is within in the SRE (Single Residence E) zoning district.

**7. Administrative Item: 5 Highview Street**

The Board shall consider a request for correction of the Assessor's Plat and Lot Number reference on the previously granted Comprehensive Permit

**Upcoming Meeting (subject to change):**

**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.*

**\*\*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](mailto:selectboard@townhall.westwood.ma.us).*

*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](http://www.townhall.westwood.ma.us), an audio or video recording, or transcript, as soon as practicable after the meeting.*