



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

**RECEIVED**  
By Town Clerk at 5:21 pm, Jun 01, 2022

**ORGANIZATION:** Zoning Board of Appeals

**MEETING**

**PUBLIC HEARING**

**AMENDED NOTICE:**

**DATE & TIME OF AMENDMENT:**

(Please circle one that applies)

**DATE:** Wednesday June 15, 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/81445285188?pwd=VG52VG5ER0tRaytVSTIRclQwNmJuUT09>

Passcode: 757227

Or Telephone:

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 814 4528 5188

**Call to order 7:00 PM**

**1. 55 Webster Street-continued from 3/16/22 to 6/15/22-Request to further Continue to 7/20/22**

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. 9 Recess Way-Special Permit**

The Board shall hear an application filed by John Joyce for a special permit pursuant to the Westwood Zoning Bylaw Sections §4.3.3.12 [Accessory Uses – Accessory Apartments] and §8.5 [Accessory Apartments]. The application proposes an accessory apartment (intended for use as a pool house) attached to a newly constructed single family residence. The property is located in the SRC (Single Residential C) zoning district.

**3. 9 Westwood Terrace- Appeal & Special Permit**

The Board shall hear an application filed by Michael Walsh pursuant to Westwood Zoning Bylaw Section § 10.1.7 [Appeals], relative to a decision of Building Commissioner Joseph Doyle, provided in an electronic building permit application dated May 9, 2022 that a residential use is not allowed in the LBB (Local Business B) zoning district. Should the applicant's appeal be granted, the Board shall hear an application for a Special Permit pursuant to the Westwood Zoning Bylaw Sections § 4.5.2.2 [Extension of a Nonconforming Use] and 4.5.3.2.2 [Alterations of Nonconforming Structures – Vertical Extension of an Exterior Wall in the Setback]. Applicant proposes a second story addition over an existing garage for home office. The side setback of the existing structure is 14.9' where 15' is required and the rear setback is 8.1' where 15' is required. The second story addition would encroach on the side and rear setbacks to the same extent as the existing structure. The property is located in the Local Business B (LBB) zoning district.

**Approval of Minutes:**

3/16/22, 4/27/22 and 5/18/22

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

Wednesday 7/20/22 at 7 PM, in person at 50 Carby Street in the Champagne meeting room unless Remote Participation is extended.

**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.*