



PUBLIC NOTICE POSTING REQUEST TO OFFICE OF THE WESTWOOD TOWN CLERK

TIME STAMP

RECEIVED

By Town Clerk at 1:05 pm, Jul 15, 2022

ORGANIZATION: Zoning Board of Appeals

MEETING

PUBLIC HEARING

(Please circle one that applies)

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

DATE: Wednesday July 20, 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)

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, extended on February 15, 2022 to July 15, 2022 and further extended on July 15, 2022 to March 31, 2023.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85157864316?pwd=Q2pYVzdsS0l1QnYyc0hXcUY1bHkxZz09>

Passcode: 918262

Or Telephone:

US: +1 301 715 8592 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 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: 851 5786 4316

Call to order 7:00 PM

- 101 Alder Road-** The Board shall hear an application filed by Gina Szigety 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 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 SRC (Single Residential C) zoning district
- 15 Dean Avenue-** The Board shall hear an application filed by Annie Chow 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 second story addition that increases the height of the building in the setback. The northeast side setback is 8'7" at the front of the building and 10'5" to the rear, where the 15' is required. The subject property has insufficient frontage and lot area. The existing structure violates both the side and front setbacks. The property is located in the General Residence (GR) zoning district.
- 15 Connors Street-** The Board shall hear an application filed by 15 Connors Way, LLC for a Variance pursuant to the Westwood Zoning Bylaw Sections Section § 5.2.6 [Table of Dimensional Requirements] and [10.4 Variances]. The applicant proposes to demolish an existing single-story home and build a two-story single-family home. The proposed new construction violates the rear setback in two locations. The rear deck is 6'4" from the rear setback and the main house is 16'4", where 30' is required. The proposed rear setback violations, create a new nonconformity. The lot is nonconforming due to insufficient lot area. The property is located within in the GR (General Residence) zoning district.

4. **55 Webster Street-continued from 3/16/22 to 6/15/22 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.

5. **21 Westwood Glen Road-Request to Continue Public Hearing to 8/17/22**

The Board shall hear an application filed by Joon Lee on behalf of property owner CS Fund 1 WGC Owner LLC to amend the special permit filed with the Town Clerk on December 17, 1970 and later modified on April 8, 1971, for the land between High Street, Churchill Road and Fox Hill Street, now known as 21 Westwood Glenn Road, in order to build a community center and renovate two existing offices to covert to affordable apartments. The property is located in the Special Residence (SR) zoning district.

6. **129 Dover Road-** The Board shall hear an application filed by Michael Stallings for a variance pursuant to the Westwood Zoning Bylaw Sections §4.5.3.3 [Variance Required for New or Expansion of Nonconformity] and 10.4 [Variances]. The Petitioner was issued a building permit for a detached shed, upon building inspection it was noted a sunroom had been built attached to the existing single-family home. The sunroom is attached by siding, roof flashing and interior trim. The attached structure is considered an addition rather than an accessory structure, and therefore subject to setback requirements for a building. The addition is located 20'3" from the rear setback where 30' is required, creating a new nonconformity. The existing single-family residence is non-conforming due to a front setback of 12'4" where 40' is required and an east side setback that is 12'4" where 20' is required. The lot is nonconforming due to insufficient lot area. The Petitioner was granted a Special Permit in 2013 for a front porch and shed entrance to a bulkhead that violated the front setback. The property is located in the SRC (Single Residential C) zoning district.

Approval of Minutes:

3/16/22, 6/15/22

Upcoming Meeting (subject to change):

Wednesday 8/17/22 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: Pursuant to Chapter 20 of the Acts of 2021, On June 16, 2021, Governor Baker signed into law An Act Extending Certain COVID-19 Measures Adopted during the State of Emergency. This Act includes an extension, until March 31, 2023, of the remote meeting provisions of his March 12, 2020, Executive Order. Pursuant to Chapter 20 of the Acts of 2021.

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.