



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

TIME STAMP

RECEIVED
By Town Clerk at 10:44 am, Aug 12, 2022

ORGANIZATION: Zoning Board of Appeals-

MEETING

PUBLIC HEARING

(Please circle one that applies)

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

DATE: Wednesday August 17, 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/85331152024?pwd=WVRERTNDVTZiTWkyYUZIOTI2R3NEZz09>

Passcode: 447070

Or Telephone:

US: +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 346 248 7799 or +1 386 347 5053
or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 719 359 4580 or +1 253 215 8782 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: 853 3115 2024

Call to order 7:00 PM-

1. **42 Glen Road-**

The Board shall hear an application filed by John McGinnis for a Special Permit pursuant to the Westwood Zoning Bylaw Sections § 4.5.3.2.2 [Special Permit Alterations of Nonconforming Structures – Vertical Extension]. The application proposes to construct a second-floor addition to an existing nonconforming residential structure on a nonconforming lot. The lot is nonconforming due to insufficient frontage and lot area. The existing structure is nonconforming due to violations of the rear and both side setbacks. The proposed second floor addition would raise the height of the structure in all setbacks. The property is within in the SRC (Single Residence C) zoning district.

2. **55 Webster Street-opened 3/16/22** continued to 4/27/22, continued without discussion to 6/15/22, & 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.

3. **21 Westwood Glen Road**-continued without discussion from 7/20/22 meeting
The Board shall hear an application filed by Joon Lee on behalf of 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. The Petitioner seeks to amend the age restriction for occupancy limited to persons who have reached, or who reside with a spouse who has attained the age of sixty-two (62) years to persons who have reached, or who reside with a spouse who has attained the age of fifty-five (55) years. Petitioner also seeks 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.

4. **9 Westwood Terrace**- continued without discussion from 6/15/22
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, 7/20/22

Upcoming Meeting (subject to change):

Wednesday 9/21/22 at 7 PM remotely via Zoom

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.