



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

TIME STAMP

RECEIVED
By Town Clerk at 12:44 pm, Sep 15, 2022

ORGANIZATION: Zoning Board of Appeals-

MEETING

PUBLIC HEARING

(Please circle one that applies)

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

DATE: Wednesday September 21, 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/83596376647?pwd=NWdCTjJITCtJNGQzaVhqcXhPeXVXZz09>

Passcode: 248654

Or Telephone:

US: +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 253 215 8782
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 833
548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free)

Webinar ID: 835 9637 6647

Call to order 7:00 PM-

1. 754 High Street-

The Board shall hear an application filed by Benjamin Haughey for a Special Permit pursuant to Westwood Zoning Bylaw Sections §4.3.3.12 [Accessory Uses – Accessory Apartments] and §8.5 [Accessory Apartments]. Said application also requires a Variance pursuant to the Westwood Zoning Bylaw Section §8.5.6.3 [Design Requirements] to allow for an Accessory Apartment which exceeds the maximum size requirements. The Petitioner is proposing to construct an addition consisting of three garage bays and an accessory apartment to the existing single-family residence. The proposed accessory apartment is approximately 1361 square feet in area, while the maximum size permitted under Section §8.5.6.3 is the lesser of 900 square feet or 24 % of resulting square footage of the combined dwelling if the footprint of the principal dwelling is enlarged. The maximum allowable size of the accessory apartment would be 900 square feet. The property is located in the Single Residential C (SRC) zoning district.

2. 129 Dover Road-continued from 7/20/22 meeting

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.

3. **9 Westwood Terrace**-continued from

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:

7/20/22, 8/17/22

Upcoming Meeting (subject to change):

Wednesday 10/19/22 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.