

TOWN OF WESTWOOD
LEGAL NOTICE OF PUBLIC HEARING
WESTWOOD BOARD OF APPEALS

RECEIVED
By Town Clerk at 3:21 pm, Sep 23, 2022

Pursuant to Chapter 40A, §9, the Board of Appeals will hold a public hearing on **Wednesday, October 19, 2022, at 7:00 PM**. The public hearing will be a remote meeting through Zoom in compliance with the Governor’s March 12, 2020, Executive Order suspending certain provisions of the Open Meeting Law MGL C. 30A, §18 and extended on June 16, 2021 to April 1, 2022, on February 15, 2022 extended to July 15, 2022, and extended further on July 15, 2022 to March 31, 2023. Those wishing to participate are encouraged to use Zoom.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87525768007?pwd=aGZvVm01NlA1SmprbEI5WnB2b0tjQT09>

Passcode: 175821

Or Telephone:

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4580 or +1 253 215 8782 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: 875 2576 8007

The Board shall hear an application filed by Paul Hajian 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 Petitioner is seeking an Accessory Apartment Special Permit for an unpermitted apartment within the existing single-family residence, that does not conform to the minimum floor area requirement of 500 square feet and does not have a second means of egress. The Petitioner proposes to add a room to the apartment from the existing floor area within the single-family structure and an exterior door as a second means of egress. The square footage of the constructed new room added to the existing apartment, would make the total square footage of the Accessory Apartment equal 541 square feet. The proposed Accessory Apartment is fully contained within the existing single-family residence footprint. The property is located in the SRB (Single Residential B) zoning district.

Land affected: 105 Phillips Brooks Road
Map 24 Lot 205

Any zoning relief that may be required in adherence to the Westwood Zoning Bylaw shall be considered by the Board.

Should any person or party desire for any written material, including legal arguments or positions, to be considered by the Zoning Board of Appeals in connection with any petition before the Board, such material shall be submitted to the clerk of the Board no later than five (5) calendar days before the public hearing on the petition, or such material shall not be considered.

The application is available for inspection during stated business hours at the office of the Board of Appeals and on the Zoning Board’s webpage under “Current Application Links” at www.westwoodpermit.org

Interested persons are encouraged to attend the public hearing and make their views known to the Board of Appeals.

Westwood Zoning Board of Appeals