



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

TIME STAMP

**RECEIVED**  
By Town Clerk at 4:27 pm, Oct 13, 2022

**ORGANIZATION:** Zoning Board of Appeals-

**MEETING**

**PUBLIC HEARING**

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

(Please circle one that applies)

**DATE:** Wednesday October 19, 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))

*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. This meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so by using the Webinar link below. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, for reasons of economic hardship and despite best efforts, we will post on the Town website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.*

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87525768007?pwd=aGZvVm01NlA1SmprbE15WnB2b0tjQT09>

Passcode: 175821

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 +1 346 248 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 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

Call to order 7:00 PM-

**1. 129 Dover Road-continued from 9/21/22 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.

**2. 105 Phillips Brooks Road**

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.

**3. 754 High Street -continued from 9/21/22 meeting**

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.

**4. Other Business:**

- Reserved for topics not reasonably anticipated to be discussed

**Approval of Minutes:**

9/21/22

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

Wednesday 11/16/22 at 7 PM remotely via Zoom

**Note:** Agenda items and order subject to change

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*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).