

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

Pursuant to Chapter 40A, §9, the Board of Appeals will hold a public hearing on **Wednesday, November 16, 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/89217587976?pwd=UW1uRm1LK2dTWWEkyZk43K1Rvc3hJdz09>

Passcode: 116007

Or Telephone:

US: +1 929 205 6099 or +1 301 715 8592 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 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 0276 (Toll Free) or 833 548 0282 (Toll Free) or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free)

Webinar ID: 892 1758 7976

The Board shall hear an application filed by Colbea Enterprises, LLC for a Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.1.5.10 [Motor Vehicle Light Service], 4.1.5.6 [Retail Sales and Services], 4.1.5.15 [Fast Food Establishment], 4.1.7.3 [Drive-Through Service], 6.2.7.1 [Signs-Number], 6.2.7.2 [Signs-Square footage], 6.2.7.3 [Signs-Area], 6.2.8.1[Signs-Changeable], 6.2.9.5.1 and 6.2.9.5.2 [Signs -Video Display], 6.2.10.2 [ Signs-Illumination] and 6.1.25 [Driveways]. The Petitioner proposes to demolish an existing building and fuel dispenser/canopy and build a new 3,600 SF gas station/convenience store with drive-thru service for coffee shop. The project is proposed to include one free-standing pylon sign, building signage and directional signage. The proposed driveway on Walper Street will be closer than 150 feet to the centerline of Providence Highway.

The property was previously within the Industrial Office (IO) zoning district. A Zoning Map amendment, approved by Town Meeting on May 2, 2002, now places the property within the Highway Business (HB) zoning district, subject to the confirmation of said Zoning Map amendment.

Land affected: 394-396 Providence Highway  
Map 24 Lot 082  
Map 24 Lot 003

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](http://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