

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:

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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

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

Westwood Zoning Board of Appeals