



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

TIME STAMP

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By Town Clerk at 5:13 pm, Dec 06, 2022

ORGANIZATION: Zoning Board of Appeals-

MEETING

PUBLIC HEARING

AMENDED NOTICE:

DATE & TIME OF AMENDMENT:

(Please circle one that applies)

DATE: Wednesday December 14, 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/82737416626?pwd=WDJWSDdYN3F4K3pYd0kzdFhjdzlPd09>

Passcode: 109501

Or Telephone:

US: +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 669 444 9171 or +1 669 900 6833 or +1 689 278 1000 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 360 209 5623 or 877 853 5257 (Toll Free) or 888 475 4499 (Toll Free) or 833 548 0276 (Toll Free) or 833 548 0282 (Toll Free)

Webinar ID: 827 3741 6626

Call to order 7:00 PM-

1. 9 Westwood Terrace-

Special Permit Modification request- Applicant has requested to modify a special permit filed with the Town clerk on 9/27/22 to include revised construction plans.

2. 394-396 Providence Highway continued without discussion from 11/16/22 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.

3. 274 Washington Street- The Board shall hear an application filed by Mike DiSario on behalf of Neroli Mercato for a Special Permit pursuant to the Westwood Zoning Bylaw Sections §6.2.15 [Signs-Special Permits], 6.2.6 [Signs-Maximum Number] and 6.2.6.2 [Signs-Maximum Area]. The application proposes to add four window signs, which exceeds the maximum of two signs existing at the establishment. The proposed total square footage of the signs exceeds the maximum allowable under section §6.2.6.2. The four window signs are approximately 22.4 square feet of area, where 20 square feet is the maximum allowed. The applicant is seeking relief for the four additional window signs pursuant to section §6.2.15. The property is located in the Local Business B (LBB) Zoning District.

4. **28 Lorraine Road-** The Board shall hear an application filed by David Harvey for a Special Permit pursuant to the Westwood Zoning Bylaw, Sections 4.5.3.2.2 [Alteration of Nonconforming Structures-Vertical Extension]. The application proposes to enclose an existing deck and convert it to finished living space. The existing structure is nonconforming due to violating the front and north side setbacks. At the front, the home is located approximately 27'5" from the lot line where 40' is required. The north side of the structure is 5'3" from the lot line where 20' is required. The deck being converted to enclosed space is located 6'2" from the north side lot line. The property is located in the Single Residential C (SRC) Zoning District.

5. **Other Business:**

- Reserved for topics not reasonably anticipated to be discussed

Approval of Minutes:

10/19/22, 11/16/22

Upcoming Meeting (subject to change):

Wednesday 1/18/23 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.