



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

RECEIVED
By Town Clerk at 3:21 pm, Mar 02, 2023

TIME STAMP

ORGANIZATION: Zoning Board of Appeals

MEETING

PUBLIC HEARING

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

(Please circle one that applies)

DATE: Wednesday March 8, 2023

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/89781200803?pwd=Z3AyZzV1cituTzBuUUNxTnpwODN6Zz09>

Passcode: 974331

Or Telephone:

US: +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 646 931 3860 or +1 360 209 5623 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 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: 897 8120 0803

Call to Order 7:00PM

- 15 Dean Avenue-** Administrative Modification to previously issued special permit- applicant has requested to change the plans cited in the Special Permit decision recorded in the Town Clerks office on 8/1/22
- 21 Edgewood Road-** The Board shall hear an application filed by Matthew Scafidi for a Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.5.3.3 [Special Permit required for New or Expansion of Nonconformity]. The Petitioner proposes to construct a portico over the existing front entry stairs. The existing single-family residence is nonconforming as it violates the front setback at 25.3' with 40' required. The proposed portico would extend further into the front setback by 5.625'. The lot is nonconforming due to a lack of size at 17,157SF where 40,000SF is required. The property is located in the Single Residence C (SRC) zoning.
- Gay Street Map 22 Lot 014-** The Board shall hear an application filed by Duncan McFarland 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 proposes to construct a new single-family residence which will include an accessory apartment located over the garage. The proposed new structure complies with all zoning setback requirements. The lot is currently vacant and does not have an assigned street address. The property is located in the SRE (Single Residential E) zoning district.
- 4. Administrative Items**
 - Approval of draft minutes from the 1/18/23 meeting
 - Confirm Rules and Regulations public hearing date of 4/26/23

5. Other Business

Reserved for topics not reasonably anticipated to be discussed

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Upcoming Meeting (subject to change)

Wednesday April 26, 2023 at 7:00 pm in person at 50 Carby St., unless remote meeting participation is continued

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.