



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

TIME STAMP

RECEIVED

By Town Clerk at 4:08 pm, May 10, 2023

ORGANIZATION: Zoning Board of Appeals

MEETING

PUBLIC HEARING

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

(Please circle one that applies)

DATE: Wednesday May 17, 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.

****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.

Pursuant to Chapter 2 of the Acts of 2023, on March 29, 2023, Governor Maura Healey signed into law, an Act Extending pandemic related authorizations related to public meetings, allowing remote meeting options for public bodies through March 31, 2025. 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.

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 Healey's signing the Acts of 2023 which includes an extension of remote meeting options for public bodies through March 31, 2025.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/82032472545?pwd=OWhuUIUrSW13OVhsVzN3Mzk5QU5VQT09>
Passcode: 074761

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

Webinar ID: 820 3247 2545

Call to Order 7:00PM

- 15 Connors Street-** Administrative Modification request- applicant has changed the rear elevation plan to include a door, siding and different windows. Petitioner is requesting an administrative change to plans cited in Decision recorded with the Town Clerk on August 1, 2022.
- 22 Reed Avenue-**The Board shall hear an application filed by Kaden and Joan Fund for a Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.5.3.2.2 [Alterations of Nonconforming Structures-Vertical Extension]. The Petitioners propose to construct a second story addition consisting of two bedrooms and a full bath to an existing single-family home. The addition increases the height of the building in the rear setback. The existing structure is nonconforming as it violates both the front and rear setbacks. The structure is located 8.4' form the front lot line where 25' is required, and 10.2' to the rear lot line where 30' is required. The lot is also nonconforming due to lack of area. The property is located in the Single Residence D (SRD) zoning district.
- 37 Lake Shore Drive-** The Board shall hear an application filed by Robert and Jane Calobrisi 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 an accessory apartment addition attached to the rear of an existing single-family home. The property is located in the SRC (Single Residential C) zoning district.

4. **745 High Street** -The Board shall hear an application filed by Michael Sepinuck for a Special Permit pursuant to the Westwood Zoning Bylaw Sections §6.2.15 [Signs-Special Permits]. The Petitioner proposes to add four window signs at a commercial establishment, which exceeds the maximum number allowable. 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 A (LBA) Zoning District.

5. **Zoning Board of Appeals Rules and Regulations revision** –The Board will hold a public hearing regarding revisions to the Zoning Board of Appeal’s Rules and Regulations to make the official application copy be by electronic submission and change Town Clerk certification of paper copies to an approval step in electronic permitting software. The Board will consider changes to other terms throughout the document such as: Board of Selectmen, Chairman and View Permit. Other housekeeping edits such as punctuation and spacing will also be discussed.

6. **Administrative Items**
-Approval of draft minutes from the 4/26/23 meeting

7. **Other Business**
- Reserved for topics not reasonably anticipated to be discussed

Upcoming Meeting (subject to change)

Wednesday June 21, 2023 at 7:00 pm remotely via Zoom

Note: Agenda items and order subject to change

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NOTE: *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.*