



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

**RECEIVED**

By Town Clerk at 4:49 pm, Jun 15, 2023

**ORGANIZATION:** Zoning Board of Appeals

**MEETING**

**PUBLIC Hearing**

**DATE:** Wednesday June 21, 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](mailto: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](http://www.townhall.westwood.ma.us))

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

### 1. **153 Weatherbee Drive- Request for Continuance to 7/19/23 meeting**

The Board shall hear an application filed by Andrew Falkenstein for a Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.3.3.12 [Accessory Uses – Accessory Apartments] and §8.5 [Accessory Apartments] and a Variance pursuant to Sections §10.4 [Variances], §5.2.3 [Table of Dimensional Requirements] and §8.5.6.5 [Exterior Stairs]. An Accessory Apartment Special Permit for the subject property was initially issued in 1998. The Building Commissioner has determined subsequent renovations including removal of private egress from the unit to the exterior and expanded square footage, has rendered the special permit null and void. The Petitioner is requesting a new Accessory Apartment Special Permit and has proposed renovations to make the unit conform to current bylaw requirements. Construction of exterior enclosed stairs to add a second egress to the exterior, will violate the side setback at 15' where 20' is required. The property is located in the Single Residence C (SRC) zoning.

### 2. **745 High Street -Continued from 5/17/23 meeting**

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.

### 3. **38 Bonney Street-**The Board shall hear an application filed by George Katsilieris 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 remove the existing attached single story one car garage and mudroom to construct a two-story addition consisting of a front porch, family room, bedroom and bath. The addition will raise the height within the rear setback and construct in the front setback. The addition violates the rear setback at 0.8' where 30' is required. This is the same distance as the existing garage to be removed. The main structure is at approximately 5.6' from the rear setback. An addition to the existing enclosed front porch will reduce the front setback from 19' to 15' where 25' is required.

The lot is nonconforming due to a lack of area at 4,959 Sq. Ft. Where 12,000 sq. ft is required. The property is located in the Single Residence D (SRD) zoning.

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**4. Administrative Items**

-Approval of draft minutes from the 5/17/23 meeting

**5. Other Business**

- Reserved for topics not reasonably anticipated to be discussed

**Upcoming Meeting (subject to change)**

Wednesday July 19, 2023 at 7:00 pm remotely via Zoom

**Note:** Agenda items and order subject to change

**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.*