



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

TIME STAMP

**RECEIVED**  
By Town Clerk at 2:34 pm, Sep 14, 2023

**ORGANIZATION:** Zoning Board of Appeals

**MEETING**

**PUBLIC HEARING**

**AMENDED NOTICE:**

**DATE:** Wednesday September 20, 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/86931334677?pwd=NIJkUDAwSkpyME9UTkl6SzJ6UFBGUT09> Passcode: 763999

**Or Telephone:** +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 +1 253 205 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 +1 719 359 4580 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: 869 3133 4677**

**Call to Order 7:00PM**

**1. 32-36 Southwest Park-** The Board shall hear an application filed by Dylan Pelz of Gate House Ventures for a Special Permit pursuant to the Westwood Zoning Bylaw Section § 4.5.3.3 [Special Permit required for New or Expansion of Nonconformity]. The Petitioner is seeking a special permit after constructing a utility "shed" over the electric meters located on the exterior of the existing commercial building. Upon electrical inspection, it was determined that interior rated materials had been used on the outside of the building. The applicant was advised that for the meter equipment to remain, a structure must be constructed to protect the equipment from outside elements. The shed is located 6.5' from the side setback where 15' is required. The existing building side setback is nonconforming at 10.9'. The lot itself is non-conforming due to a lack of required frontage. The property is located in the HB (Highway Business) zoning district.

**2. 425 Providence Highway-** The Board shall hear an application filed by Shane Oates of Independence Engineering to amend a Special Permit granted by the Westwood Zoning Board of Appeals on February 9, 2001 to construct and operate an automotive sales and service dealership for Mercedes Benz, and amended on September 18, 2007 to transfer permit to a new owner, and amended again on August 5, 2008, to modify Condition 5 (sale of non-Mercedes trade -ins) and Condition 6 (parking inventory). Petitioner proposes to demolish and reconstruct the front of the existing Mercedes-Benz dealership building, resulting in a new building footprint and reconfiguration of the existing parking lot. The approved dealership use is not changing however, a modification to the existing 2001 Special permit is necessary as the project proposes changes to the originally approved plans cited in the decision. The property is located in the HB (Highway Business) zoning district and within the Flexible Multiple Use Overlay District (FMUOD) and Wireless Communication Overlay District (WCOD).

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**3. 340 Providence Highway-**The Board shall hear an application filed by Aston Martin Boston to amend a Special Permit and Variance granted by the Westwood Zoning Board of Appeals on July 15, 2009 and recorded in the Office of the Town Clerk on August 3, 2009 and amended on September 11, 2009, corrected on October 9, 2009 and amended again on November 16, 2012. The original Special Permit was granted pursuant to previous Westwood Zoning Bylaws Sections §4.5.2.1 [Change or substantial extension of the use] and 6.2.17 [Special Permit]. The original Variance was granted pursuant to previous bylaw Section §6.2.6 [Permitted Signs in Residence Districts]. Petitioner is proposing to amend the Special Permit and Variance associated with the operation of an automobile dealership, as well as illuminated manufacturer brand wall signs and pylon signage at the existing commercial building located at 340 Providence Highway. The property is located in the Single Residence B (SRB) zoning district.

**4. Nahatan Street- Map 29 Lot 206-**The Board shall hear an application filed by 405 Nahatan Street, LLC for a Variance pursuant to the Westwood Zoning Bylaw Section §5.2 [Table of Dimensional Requirements] of the Westwood Zoning Bylaw. The newly created lot is lacking in Minimum Non-Wetland Area. The required minimum Non-Wetland Area is 60,000 sq. ft., and the proposed lot has 48,959 sq. ft. The lot was created by an Approval Not Required (ANR) plan in September 2022. 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.

**5. Administrative Items**

-Approval of draft minutes from the 8/16/23 meeting

**6. Other Business**

- Reserved for topics not reasonably anticipated to be discussed

**Upcoming Meeting (subject to change)**

Wednesday October 18, 2023 at 7:00 pm remotely via Zoom

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