



**PUBLIC NOTICE POSTING REQUEST
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By Town Clerk at 11:19 am, Oct 13, 2023

ORGANIZATION: Zoning Board of Appeals

MEETING

PUBLIC HEARING

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

DATE: Wednesday October 18, 2023

TIME: 7:00 pm

LOCATION: REMOTE PARTICIPATION

PURPOSE: Regular Meeting

REQUESTED BY: Karyn Flynn

****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)

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83035363010?pwd=dWJ0QTJEZ09ZYldoUVVsWVJlU2ZhZz09> Passcode: 680262

Or Telephone:+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 +1 312 626 6799 US (Chicago) +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 +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 877 853 5257 US Toll Free 888 475 4499 US Toll Free 833 548 0276 US Toll Free 833 548 0282 US Toll Free **Webinar ID: 830 3536 3010**

Call to Order 7:00PM

1. **14 Bayley Street-** The Board shall hear an application filed by Caroline Donahue for a Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.5.3.2.2 [Alterations of Nonconforming Structures-Vertical Extension]. The Petitioner proposes to construct a second story addition to an existing single-family residence. The addition increases the height of the building in the front and side setbacks. The existing structure is nonconforming as it violates both side setbacks. The structure is located 13.5' from the left-side lot line and 12' to the right-side lot line, where 15' is required. The lot is also nonconforming due to lack of frontage and area. The property is located in the Single Residence D (SRD) zoning district.
2. **Nahatan Street- Map 29 Lot 206- Continued from the 9/20/23 meeting**
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.
3. **Administrative Items**
-Approval of draft minutes from the 9/20/23 meeting
4. **Other Business**
- Reserved for topics not reasonably anticipated to be discussed

Upcoming Meeting (subject to change)

-Wednesday November 15, 2023 at 7:00 pm remotely via Zoom

Note: Agenda items and order subject to change