



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

TIME STAMP

**RECEIVED**  
By Town Clerk at 9:27 am, Dec 14, 2023

**ORGANIZATION:** Zoning Board of Appeals

**MEETING**

**PUBLIC HEARING**

**AMENDED NOTICE:**

**DATE:** Wednesday December 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))*

*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/84988868379?pwd=Z0QraEdYSktHdk9VeFA2aG9CZTc0dz09>

Passcode: 919023

**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 +1 360 209 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 +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) 833 548 0282 US Toll Free 877 853 5257 US Toll Free 888 475 4499 US Toll Free 833 548 0276 US Toll Free

**Webinar ID: 849 8886 837**

**Call to Order 7:00PM**

- 411 Providence Highway-** Applicant is requesting a temporary modification of a 2015 Special Permit. The Petitioner proposes to place two temporary sales trailers on the property for the duration of the renovations at the Mercedes Benz dealership located at 425 Providence Highway.
- 37 Lake Shore Drive-** Applicant was approved for an accessory apartment special permit in May 2023. The plans submitted for a building permit differ from the ZBA approved plans by showing windows and door in the foundation walls. Application is a request to modify the plans in the decision.

3. **48 Birch Tree Drive**-The Board shall hear an application filed by Harry Davis for a Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.5.3.2.2 [Alterations of Nonconforming Structures-Vertical Extension] and §4.5.3.2.3 [Portico]. The Petitioner proposes to construct a second story addition to the right side of an existing single-family residence and a portico over the front entry. The addition will vertically extend the existing first floor walls, which violate the side setback at 10.8' where 20' is required. The existing house also violates the front setback at 36' where 40' is required. The proposed portico will be located 32.7' from the front lot line. The lot is nonconforming due to a lack of frontage, lot width, and lot area. The property is located in the Single Residence C (SRC) zoning district.
4. **229 High Street**-The Board shall hear an application filed by Luis DiazGranados for a Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.3.3.2 [Accessory Uses – Motor Vehicle Storage]. The Petitioner proposes to construct a new single-family home with an attached 4-car garage. The property is located in the Single Residential E (SRE) zoning district.

5. **Administrative Items**

-Approval of draft minutes from the 11/15/23 meeting

6. **Other Business**

- Reserved for topics not reasonably anticipated to be discussed

**Upcoming Meeting (subject to change)**

-Wednesday January 24, 2024 at 7:00 pm remotely via Zoom

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

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