

**DECISION OF THE ZONING BOARD OF APPEALS  
of the  
TOWN OF WESTWOOD**

**PROPERTY OWNERS:** AMR Real Estate Holdings- Westwood LLC  
800 Gessner Road, Suite 500  
Houston, Texas 77024

**PETITIONER:** Shane Oates  
Independence Engineering, LLC  
33 Commercial Street  
Raynham, MA 02767

**LAND AFFECTED:** 411 Providence Highway  
Westwood, Massachusetts 02090  
Map 24 Lot 002

**HEARING:**

The Board of Appeals for the Town of Westwood held a meeting according to the General Laws of the Commonwealth of Massachusetts on Wednesday December 20, 2023 at 7:00 P.M. via remote participation to consider the Petitioner's request for a temporary suspension of condition number 7 of the Special Permit for 375-411 Providence, granted by the Zoning Board of Appeals on March 18, 2015 and filed in the Office of the Town Clerk on April 28, 2015. The Petitioner has requested permission to place two temporary sales trailers for the Mercedes Benz dealership on the Porsche dealership lot, for the duration of the renovation work to the Mercedes Benz building located at 425 Providence Highway. Condition number 7 of the 2015 Special Permit limits the use of the property to the sale, service and rental of Porsche, Audi and Acura brands exclusively. The temporary suspension of condition number 7, would allow Mercedes Benz brand sales in the temporary trailers on site. The property is located in the Highway Business (HB) zoning district.

**BOARD MEMBERS:** John Lally, Chairman  
Michael McCusker  
Linda Walsh

**DECISION and CONDITIONS**

The Board of Appeals voted unanimously to grant the Petitioner's request for a temporary Modification to the previously granted 2015 Special Permit for 375-411 Providence Highway subject to the following conditions:

1. The Project shall be constructed in substantial conformity with the submitted AS Built site plan indicating trailer locations, titled "Prime Motor Group 375-411 Providence Highway Westwood, MA" prepared by Kelly Engineering Group, Inc. at 0 Campanelli Drive, Braintree MA 02184, dated November 1, 2016 and site detail plan titled "Temporary Trailer Location Plans", prepared by Independence Engineering, LLC, 33 Commercial Street, Raynham, MA 02767, dated November 16, 2023.

2. To allow for two Mercedes Benz temporary sales trailers to be placed at 411 Providence Highway, the Board grants a temporary suspension of Condition number 7 of the 2015 Special Permit. The temporary suspension will be in affect for 16 months from the date of Building permit issuance of the Mercedes Benz renovation project. Should the project not be completed within the 16-month approved period, the Petitioner must contact the Zoning Agent at least one month prior to the 16-month expiration date. The Board has given the Zoning Agent authority to extend the temporary suspension up to 24 months from the issuance of the Building permit. Should the project still not be completed by the expiration of the extension period date, the Petitioner will need to return to the Board.
3. The Petitioner will provide the Zoning Agent documentation from Dedham Westwood Water indicating approval of the temporary sales trailer location over the existing easement on site.
4. The Petitioner shall pursue completion of the Project with reasonable diligence and continuity.

**RECORD OF VOTE**

The following members of the Board of Appeals voted to grant the Special Permit Temporary Modification for the above-mentioned project: John Lally, Michael McCusker and Linda Walsh.

The following members of the Board of Appeals voted in opposition to the grant of the Special Permit: None.



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@4:04PM DECEMBER 28, 2023

## WESTWOOD ZONING BOARD OF APPEALS

  
\_\_\_\_\_  
John F. Lally, Chair

  
\_\_\_\_\_  
Michael McCusker

  
\_\_\_\_\_  
Linda Walsh

12/28/23  
Date

411 Providence Highway