



**PUBLIC NOTICE POSTING REQUEST
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ORGANIZATION: Zoning Board of Appeals

MEETING

PUBLIC HEARING

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

DATE: Wednesday July 17, 2024 **TIME:** 7:00 pm

LOCATION: REMOTE PARTICIPATION

PURPOSE: Regular Meeting

REQUESTED BY: Karyn Flynn

LIST OF TOPICS TO BE DISCUSSED

(For updates to this notice, please see www.townhall.westwood.ma.us)

****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.**

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/86470171745?pwd=a3dtUWw0ZWxsbGE2VFFOOGFONnQxQT09>

Passcode: 386998

Or Telephone:

+1 305 224 1968 US +1 309 205 3325 US +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) +1 719 359 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

Webinar ID: 864 7017 1745

Call to Order 7:00PM

1. **84 Oriole Road-** The Board shall hear an application filed by Mary Pappas for a Special Permit pursuant to the Westwood Zoning Bylaw Section §4.5.3.2.3 [Alterations of Nonconforming Structures]. The Petitioner proposes to construct a farmer's porch attached to an existing single-family home. The existing house violates the front setback as it is located 35.1' from the lot line, where 40' is required. The porch is shown to extend to 31' from the front lot line, which is an additional 4.1' into the setback. The subject lot is nonconforming due to a lack of frontage, area, and width. The property is located in the Single Residence C (SRC) zoning district
2. **165 Nahatan Street-** The Board shall hear an application filed by Shawn Young for a Special Permit pursuant to the Westwood Zoning Bylaw Section §4.5.3.2.2 [Alterations of Nonconforming Structures-Vertical Extension]. The Petitioner proposes to construct a second-floor addition to an existing single-family structure. At the front, the house is located 18.3' from the lot line, where 25' is required. The east side is 7.9' at its closest from the side lot line where 15' is required. The proposed addition will extend this side of the house vertically within the required setback. The existing structure is nonconforming due to the front and south side setback violations. The subject lot is nonconforming as it is lacking size, frontage and lot width. The property is located in the Single Residence D (SRD) zoning district
3. **122 Edgewood Road-** The Board shall hear an application filed by Arthur McGuire for a Special Permit pursuant to the Westwood Zoning Bylaw Sections Section §4.5.3.2.1 [Alterations of Nonconforming Structures-Horizontal Extension], §4.5.3.2.2 [Alterations of Nonconforming Structures-Vertical Extension], and §4.5.3.3 [Special Permit - Expansion of Nonconformity]. The Petitioner proposes to construct a two-car garage and second story addition to an existing single-family structure. The proposed alteration to the front wall of the house would require Special Permits as it is both a horizontal and vertical extension. The newly constructed south wall of the house would also be extended to accommodate a second story where the is currently only a single story. This would result in an increased nonconformity of a higher structure in the side setback. The existing house is nonconforming as it violates the front setback at 33.1' with 40' required and the south side setback at 11.5' where 15'. The subject lot is nonconforming due to a lack of area. The property is located in the Single Residence C (SRC) zoning.
4. **Administrative Items**
-Approval of draft minutes from the 5/15/24 meeting
5. **Other Business**
- Reserved for topics not reasonably anticipated to be discussed

Upcoming Meeting (subject to change)

Wednesday August 14, 2024 at 7:00 pm remotely via Zoom

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.*