



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

RECEIVED

By Town Clerk at 8:40 am, Nov 08, 2024

**ORGANIZATION: Zoning Board of Appeals**

**MEETING**

**PUBLIC HEARING**

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

(Please circle one that applies)

**DATE: Wednesday, November 13, 2024**

**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.

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.

**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/84809146709?pwd=cmRUWmY5TUNnWDNUcFZNOGtjRHVRdz09>

Passcode: 524743

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: 848 0914 6709**

Call to Order 7:00 PM

- 637 High Street-**The Board shall hear an application filed by the Town of Westwood for Special Permits pursuant to the Westwood Zoning Bylaw Sections §6.2.5 [Signs Allowed in a Residential District], §6.2.5.1 [Sign number], §6.2.5.2 Sign area], § 6.2.5.3[Sign materials] and Variances pursuant to Section §5.2.3 [Table of Dimensional Requirements] for violation of building height, building coverage, impervious surface area and both side setbacks, and Section §6.1.14 [Off Street Parking] for parking within the front, rear and side required setbacks. The Petitioner proposes to demolish the existing Fire Station 1 and build a new 35,833 gross square foot fire station including but not limited to, apparatus bays, offices, conference and training areas, maintenance bay, utility spaces, dormitories, kitchen, dining and living areas, laundry facilities, fitness room, generator, and onsite parking. The property is in the Single Residence C (SRC) zoning district and within the Water Resource Protection Overlay District (WRPOD).
- 90 Deerfield Avenue-** The Board shall hear an application filed by the Town of Westwood for a Special Permit pursuant to the Westwood Zoning Bylaw Section §4.1.7.4 [Temporary Use & Structure]. The Petitioner proposes to construct a temporary structure and place a modular trailer on site to serve as temporary Fire Department operations while the new

fire station is being constructed. The proposed temporary facilities will include a modular trailer to house fire department personnel and a temporary metal framed structure to house the fire apparatus vehicles. The property is in the Single Residence C (SRC) zoning district. and within the Water Resource Protection Overlay District (WRPOD).

3. **22 Church Street**-The Board shall hear an application filed by Tracy Li and Jefferey Scott Colantropo 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 an addition/renovation to an existing single-family home. The existing structure is nonconforming as the west side of the single-story house is located 7.7' from the lot line where 15' is required. A vertical extension of this wall no closer to the lot line is allowed pursuant to Section §4.5.3.2.2. The property is located in the Single Residence D (SRD) zoning district.
4. **51 Westland Avenue**-The Board shall hear an application filed by Colby Moore Reilly 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 proposes to construct a two-story addition located 12' from the side lot line where 20' is required. The existing structure is nonconforming as it encroaches into both side setbacks and the front setback. The construction of the addition would result in a new nonconformity. The lot is nonconforming due to a lack of area, frontage, and lot width. The property is located in the Single Residence C (SRC) zoning district.
5. **Administrative Items**
  - Approval of draft minutes from the 9/18/24 meeting
  - 2025 Meeting Calendar
6. **Other Business**
  - Reserved for topics not reasonably anticipated to be discussed

Upcoming Meeting (subject to change)

Wednesday, December 18, 2024 at 7:00 pm remotely via Zoom

**NOTE:** *Per changes to Open Meeting Law, effective July 1, 2010, notice of any meeting of public body shall include "A listing of topics that the chair reasonably anticipates will be discussed at the meeting". Topics must give enough specificity so that the public understands what will be discussed, but not necessarily all items that may come up. Please list those topics above.*