

APR 14 2017

WESTWOOD HISTORICAL COMMISSION APPLICATION FOR HEARING

RECEIVED

1. Address/Location of Property Subject to Hearing:

46 WASHINGTON STREET WESTWOOD, MA

2. Assessor's Map and Parcel Number(s):

TOWN CLERK  
TOWN OF WESTWOOD

3. Size of Parcel:

3/4 ACRE +/-

4. Name of Applicant:

WB REALTY TRUST

5. Applicant's Mailing Address:

248 WASHINGTON STREET  
WESTWOOD, MA 02090

6. Applicant's Telephone:

(781) (781)

7. Applicant's E-Mail Address:

8. Applicant is: Owner  Tenant  Licensee  Prospective Purchaser  Other

9. Name of Property Owner(s):

WB REALTY TRUST

10. Property Owner's Mailing Address:

248 WASHINGTON STREET  
WESTWOOD, MA 02090

11. Property Owner's E-Mail Address:

TRUSTW122@YAHOO.COM

12. Deed Recorded in:

- a. County Registry of Deeds, Book D1622 Page 630  
b. Registry District of the Land Court, Certificate Number \_\_\_\_\_  
Page 630 Book D1622

13. Date of Building Commission's Denial of Demolition Permit Application:

\_\_\_\_\_

14. Has any Application been filed with the Planning Board, Conservation Commission or Zoning Board of Appeals regarding this Property?

Yes, When? \_\_\_\_\_  
 No

WESTWOOD HISTORICAL COMMISSION APPLICATION FOR HEARING

1. Address/Location of Property Subject to Hearing:

46 WASHINGTON STREET WESTWOOD, MA

2. Assessor's Map and Parcel Number(s): \_\_\_\_\_

3. Size of Parcel: 3/4 ACRE +/-

4. Name of Applicant:

WB REALTY TRUST

5. Applicant's Mailing Address:

248 WASHINGTON STREET  
WESTWOOD, MA 02090

6. Applicant's Telephone: (781) 781 492 8803 (MA)

7. Applicant's E-Mail Address: ROUTWIZZ@YAHOO.COM

8. Applicant is: Owner  Tenant \_\_\_ Licensee \_\_\_ Prospective Purchaser \_\_\_ Other \_\_\_

9. Name of Property Owner(s):

WB REALTY TRUST

10. Property Owner's Mailing Address:

248 WASHINGTON STREET  
WESTWOOD, MA 02090

11. Property Owner's E-Mail Address:

ROUTWIZZ@YAHOO.COM

12. Deed Recorded in:

a. County Registry of Deeds, Book D1622 Page 630

b. Registry District of the Land Court, Certificate Number \_\_\_\_\_  
Page 630 Book D1622

13. Date of Building Commission's Denial of Demolition Permit Application: \_\_\_\_\_

14. Has any Application been filed with the Planning Board, Conservation Commission or Zoning Board of Appeals regarding this Property?

Yes, When? \_\_\_\_\_

No

Town of Westwood  
Zoning Board of Appeals

APR 14 2017

RECEIVED

The Applicant hereby requests a public hearing before the Westwood Historical Commission and consents to pay for the cost of all legal advertisements required by General Bylaw Chapter 250A and/or the Westwood Historical Commission's Rules and Regulations, which will be billed directly to the Applicant by the newspaper at a later date. The Applicant hereby agrees to pay for all costs associated with the transcription of the public hearing, if such transcription is requested by the Applicant or Property Owner.

The Property Owner hereby acknowledges the responsibility for securing each building or structure associated with this Application, to the satisfaction of the Westwood Historical Commission, until such time as a Demolition Permit is issued by the Building Commissioner. **Failure to properly secure such building or structure, which results in the destruction of such building or structure through fire or other cause which could have been prevented by properly securing such building or structure shall be considered a Voluntary Demolition in violation of the Historic Structure Demolition Bylaw.** In such case, no Building Permit shall be issued with respect to the premises upon which the building or structure had been voluntarily demolished for a period of two years after the date of the start or completion of such Demolition.

Signed:   
Applicant (or Agent) Signature

RUTH A. WISNICKO  
Printed Name of Applicant

Signed: WB REALTY TRUST LLC  
Property Owner(s) of Record Signature(s)

WB REALTY TRUST LLC  
Printed Name(s) of Property Owner(s) of Record

Date: 4/14/17

Payments Received:      Application Fee:      \$ 100.00

✓ # 1050

WB REALTY 

APR 14 2017

RECEIVED

# SCANZILLO CORPORATION

GENERAL CONSTRUCTION & DESIGN

---

Mrs. Ruth Wisialko  
WB Realty Trust, LLC  
202 Washington Street  
Westwood, MA 02090

April 10, 2017

Re: 46 Washington Street, Westwood

Dear Mrs. Wisialko,

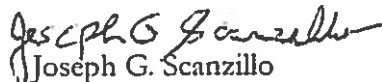
We have inspected the barn at the above noted address and find it is not structurally safe for use or occupancy.

Some of the structural deficiencies noted include: the roof framing system, the wall framing system, connections/tie-ins to roof and walls, and several areas at the flooring's structural support system.

We strongly advise your caution if entering the structure. We also advise that you do not occupy or use this structure.

Please call me if you have any questions on this matter.

Sincerely,

  
Joseph G. Scanzillo  
President  
Scanzillo Corp.

JGS/mw

builders since 1938

[www.scanzillocorp.net](http://www.scanzillocorp.net)

(781) 545-5809

• P.O. Box 890, Scituate, MA 02066  
• [Scanz\\_Corp@comcast.net](mailto:Scanz_Corp@comcast.net)

(781) 545-8266 FAX

~~DENIED~~

DATE ISSUED: \_\_\_\_\_ FEE PAID: \_\_\_\_\_ NO.: \_\_\_\_\_

### APPLICATION FOR PERMIT TO BUILD

To the Building Commissioner:

Date: \_\_\_\_\_

The undersigned hereby applies for a permit to Build - Alter - Remodel, etc., according to information indicated in this application and plans and specifications submitted herewith.

PLEASE PRINT CLEARLY																												
IMPORTANT - Applicant to complete all items in sections I, II, III, IV, AND V																												
<b>I. LOCATION OF BUILDING</b>																												
STREET ADDRESS <u>46 WASHINGTON STREET</u> (NO.) (STREET)	R. SIDE YARD SETBACK _____	L. SIDE YARD SETBACK _____																										
ZONING DISTRICT _____ LOT FRONTAGE _____	REAR YARD SETBACK _____																											
ASSESSORS MAP # _____ LOT# _____ LOT SIZE _____	FRONT YARD SETBACK _____																											
<b>II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.</b>																												
<b>A. TYPE OF IMPROVEMENT</b> 1 New Building 2 Addition 3 Alteration 4 Repair, replacement 5 Wrecking 6 Moving (relocation) 7 Foundation only 8 Pools, Fences, Towers Tennis Courts, etc.	<b>D. PROPOSED USE - For "Wrecking" most recent use</b> <table style="width: 100%;"><tr><td style="width: 50%;">RESIDENTIAL</td><td style="width: 50%;">NONRESIDENTIAL</td></tr><tr><td>13 One Family</td><td>19 Amusement, recreational</td></tr><tr><td>14 Two or more family - Enter number of units</td><td>20 Church, other religious</td></tr><tr><td>15 Transient hotel, motel, or dormitory - Enter number of units</td><td>21 Industrial</td></tr><tr><td>16 Garage</td><td>22 Parking garage</td></tr><tr><td>17 Carport</td><td>23 Service station, repair garage</td></tr><tr><td>18 Other - Specify _____</td><td>24 Hospital, Institutional</td></tr><tr><td>_____</td><td>25 Office, bank, professional</td></tr><tr><td>_____</td><td>26 Public Utility</td></tr><tr><td>_____</td><td>27 School, library, other educational</td></tr><tr><td>_____</td><td>28 Stores, mercantile</td></tr><tr><td>_____</td><td>29 Tanks, towers</td></tr><tr><td>_____</td><td>30 Other - Specify _____</td></tr></table>		RESIDENTIAL	NONRESIDENTIAL	13 One Family	19 Amusement, recreational	14 Two or more family - Enter number of units	20 Church, other religious	15 Transient hotel, motel, or dormitory - Enter number of units	21 Industrial	16 Garage	22 Parking garage	17 Carport	23 Service station, repair garage	18 Other - Specify _____	24 Hospital, Institutional	_____	25 Office, bank, professional	_____	26 Public Utility	_____	27 School, library, other educational	_____	28 Stores, mercantile	_____	29 Tanks, towers	_____	30 Other - Specify _____
RESIDENTIAL	NONRESIDENTIAL																											
13 One Family	19 Amusement, recreational																											
14 Two or more family - Enter number of units	20 Church, other religious																											
15 Transient hotel, motel, or dormitory - Enter number of units	21 Industrial																											
16 Garage	22 Parking garage																											
17 Carport	23 Service station, repair garage																											
18 Other - Specify _____	24 Hospital, Institutional																											
_____	25 Office, bank, professional																											
_____	26 Public Utility																											
_____	27 School, library, other educational																											
_____	28 Stores, mercantile																											
_____	29 Tanks, towers																											
_____	30 Other - Specify _____																											
<b>B. OWNERSHIP</b> 9 Private (Individual, Corporation, nonprofit institution, ect.) 10 Public (Federal, State or Local Government)	<b>RECEIVED</b> <b>APR 12 2017</b> TOWN OF WESTWOOD COMMISSIONER OF BUILDING																											
<b>C. COST</b> 11 Cost of Basic Construction \$ _____ To be installed but not included in the above cost: a. Electrical \$ _____ b. Plumbing _____ c. Heating, air conditioning _____ d. Other (elevator, etc.) _____ 12 TOTAL COST OF IMPROVEMENT \$ _____	<b>E. TYPE OF OCCUPANCY OR USE; NEW HOME, ETC.</b> Briefly outline scope and nature of work to be done. <u>WOULD LIKE TO BUILD A TWO FAMILY HOUSE WITH A GARAGE.</u>																											
<b>III. SELECTED CHARACTERISTICS OF BUILDING</b> <small>For new buildings and additions, complete Parts E-L; for wrecking, complete only Part J, for all others skip to IV.</small>																												
<b>F. PRINCIPAL TYPE OF FRAME</b> 31 Masonry 32 Wood frame 33 Structural steel 34 Reinforced concrete 35 Other - Specify _____	<b>H. TYPE OF SEWAGE DISPOSAL</b> 41 Public Sewer 42 Private (septic tank, etc.) <b>I. TYPE OF WATER SUPPLY</b> 43 Public or Private Company 44 Private (well)	<b>K. DIMENSIONS</b> 49 Number of stories _____ 50 Total sq.ft. of floor area, all floors, based on exterior dimensions _____ 51 Total land area, sq.ft. _____																										
<b>G. PRINCIPAL TYPE OF HEATING FUEL</b> 36 Gas      38 Electricity      40 Other - Specify _____ 37 Oil      39 Coal	<b>J. TYPE OF MECHANICAL</b> Will there be air conditioning? 45 Yes    46 No Will there be an elevator? 47 Yes    48 No	<b>L. NUMBER OF OFF - STREET PARKING SPACES</b> 52 Enclosed _____ 53 Outdoors _____ <b>M. RESIDENTIAL BUILDINGS ONLY</b> 54 No. of bedrooms _____																										

**IV. TO BE COMPLETED BY ALL APPLICANTS**

USE

CASH  
 CHECK  
 MONEY ORDER  
 CREDIT CARD

50

- Will building be erected on solid or filled land \_\_\_\_\_ If filled land how long ago filled \_\_\_\_\_
- Will foundation be laid on earth, rock, timber, piles \_\_\_\_\_
- Foundation material \_\_\_\_\_
- Roof (flat, pitched) \_\_\_\_\_
- Roof covering \_\_\_\_\_
- Will all construction to be performed conform to State and Local Building Codes \_\_\_\_\_
- Has the applicant complied with the Architectural Access Code \_\_\_\_\_
- Does this Building or Structure conform to the Zoning Bylaw \_\_\_\_\_
- Has the applicant complied with the Energy Code \_\_\_\_\_
- Is this property in the FLOOD PLAIN AREA \_\_\_\_\_

**THIS IS A TRUE STATEMENT SIGNED UNDER PENALTIES OF PERJURY**

**V. IDENTIFICATION - To be completed by all applicants - Complete street and mailing addresses**

NAME	COMPLETE ADDRESS	HOME & BUS. PHONE
Owner or Lessee Ruth Wisniewski	2046 WASHINGTON ST	2791492-8603
Builder/ Contractor		
Architect/ Engineer		

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent.

Signature of Applicant 	Address 202 STRASSER AVE.	Application Date 4/12/17
----------------------------	------------------------------	-----------------------------

This permit is approved subject to the provisions of all Federal and State Laws, Rules & Regulations and Con. Com. approval.

Sewer Permit No. \_\_\_\_\_  
 Sanitary Permit No. (Title V) \_\_\_\_\_  
 Highway Dept. Permit \_\_\_\_\_  
 Fire Dept. Permit \_\_\_\_\_  
 Water District Permit \_\_\_\_\_  
**CONTRACTOR LICENSING INFORMATION**  
 Construction Supervisor License No. \_\_\_\_\_  
 Date of Expiration \_\_\_\_\_  
 Home Improvement Contractor No. \_\_\_\_\_  
 Date of Expiration \_\_\_\_\_

**COMMENTS - DEPARTMENT USE ONLY**

**BUILDING COMMISSIONER'S DENIAL**  
 REQUIRES SPECIAL PERMIT  
 UNDER SECTION 8.2 F  
 HISTORICAL DEMOLITION REVIEW  
 I have reviewed the applicant's request for a Building Permit and determined that it be forwarded to the Zoning Board of Appeals  
  
 BUILDING COMMISSIONER

4/14/17

**A. I hereby certify under penalty of perjury that I carry Workers' Compensation Insurance Coverage.**

Signature: \_\_\_\_\_

Name of Insurance Company: \_\_\_\_\_

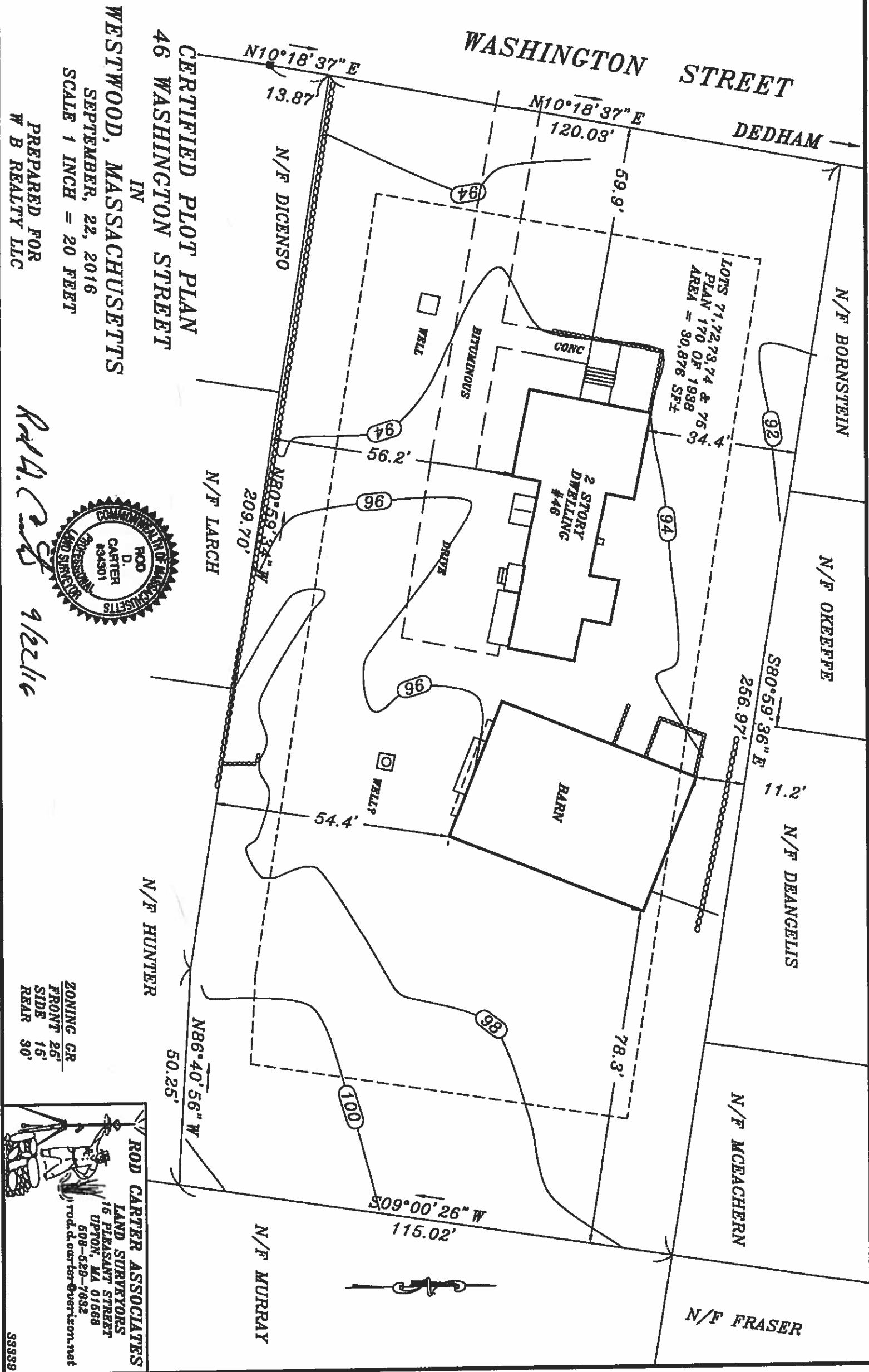
Policy Number: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

**B. I do not carry Workers' Compensation Coverage as I am an unincorporated sole proprietorship with no employees, using other self-employed sub-contractors for all work.**

Signature \_\_\_\_\_

# WASHINGTON STREET

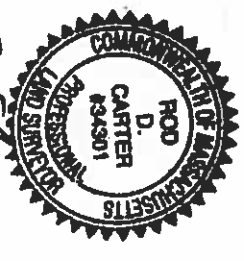
DEDHAM



CERTIFIED PLOT PLAN  
 IN  
 46 WASHINGTON STREET  
 WESTWOOD, MASSACHUSETTS

SEPTEMBER, 22, 2016  
 SCALE 1 INCH = 20 FEET  
 PREPARED FOR  
 W B REALTY LLC

*Rod Carter* 9/22/16



ZONING GR  
 FRONT 26'  
 SIDE 15'  
 REAR 30'

**ROD CARTER ASSOCIATES**  
 LAND SURVEYORS  
 15 PLEASANT STREET  
 UPTON, MA 01668  
 508-529-7692  
 rod.d.carter@verizon.net

38939



The data shown on this site are provided for informational and planning purposes only. The town and its consultants are not responsible for the misuse or misrepresentation of the data.

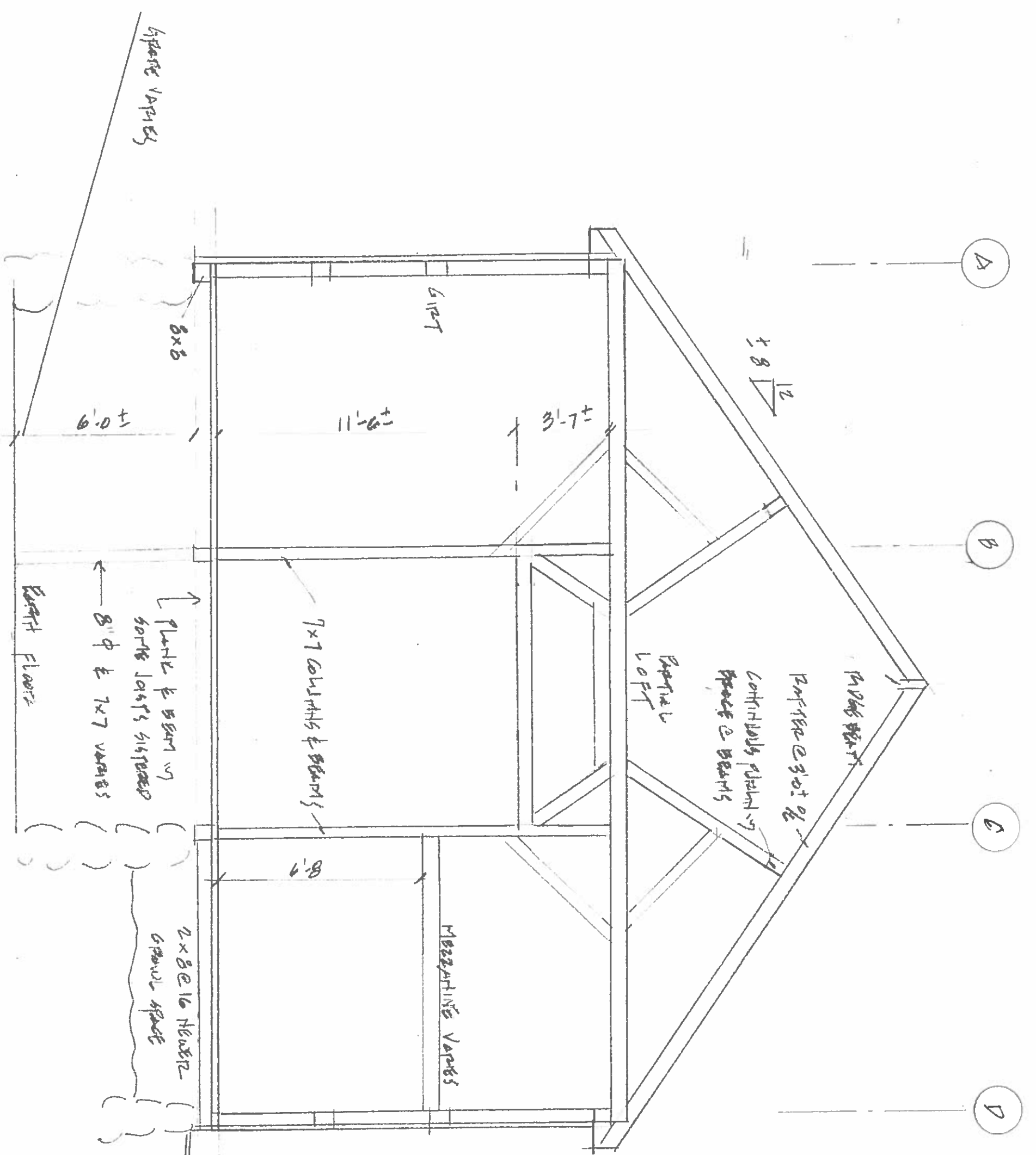
180 360 ft Printed on 09/13/2016 at 09:55 AM



- Parcel Index Map
- Veterans Park Paths
- Veterans Park Bricks
- Hydrants
- In Service
- Out of Service
- Repair Requested
- Buried
- Catchasin
- Non-Public Streets
- Trains
- Contours
- 50ft Contours
- 10ft Contours
- 2ft Contours
- Parcels
- Train ROW
- Road ROW
- Buildings
- MA Highways
- Interstate
- US Highway
- Numbered Routes
- Town Boundary
- Abutting Towns
- Streets
- Rivers and Streams
- Open Water

Westwood MapsOnline

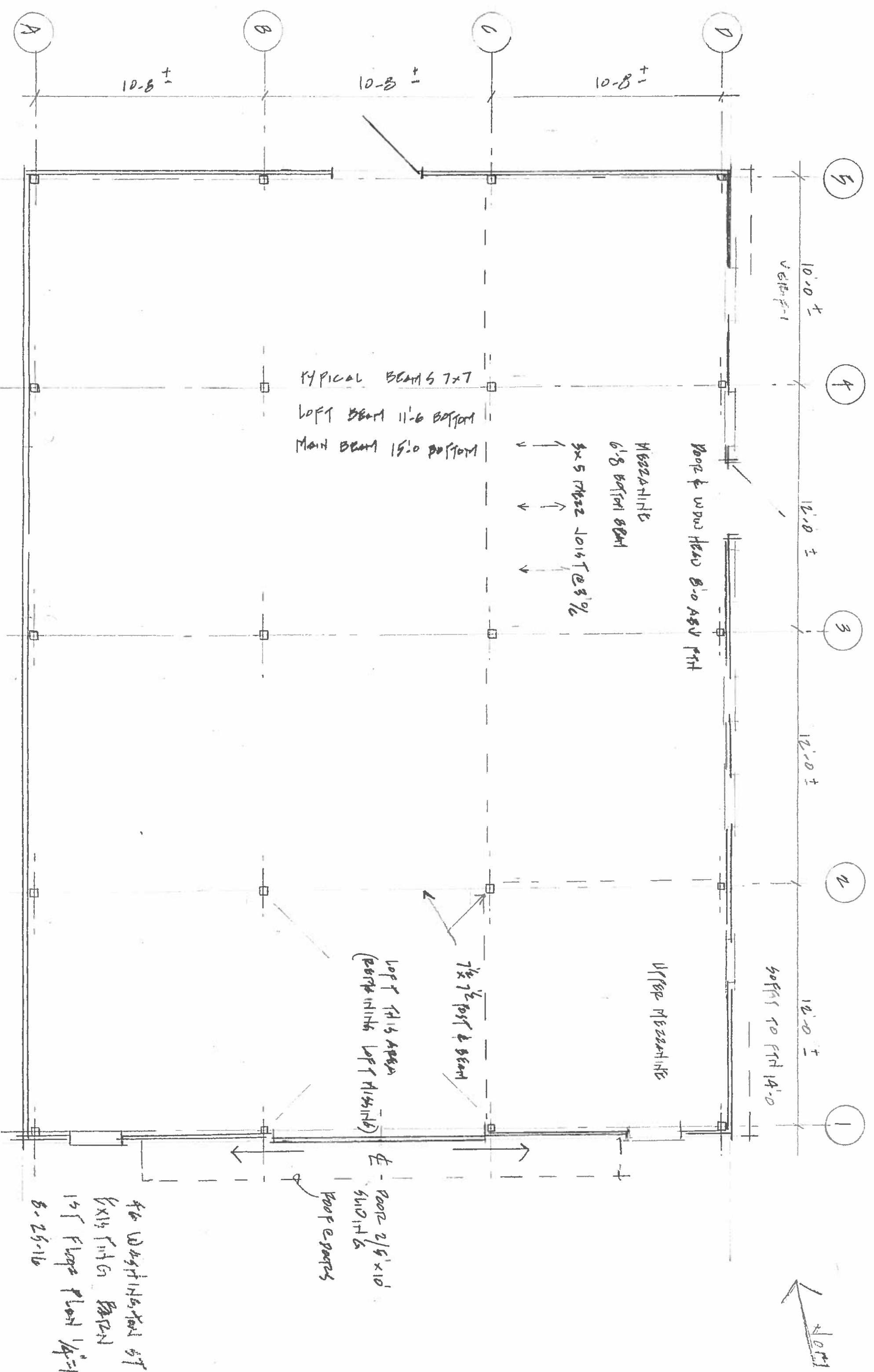




Cross Section 1/4" = 1'-0"

46 Washington St

8-25-16 WK



TYPICAL BEAMS 7x7  
 LOFT BEAM 11'-6" BOTTOM  
 MAIN BEAM 15'-0" BOTTOM

MEZZANINE  
 6'-8" BOTTOM BEAM  
 3x5 MEZZ JOIST @ 3'0"

ROOF & WOOD HEAD 8'-0" ASV FTH

UPPER MEZZANINE

LOFT THIS AREA  
 (CORRESPONDING TO LOFT AREA)

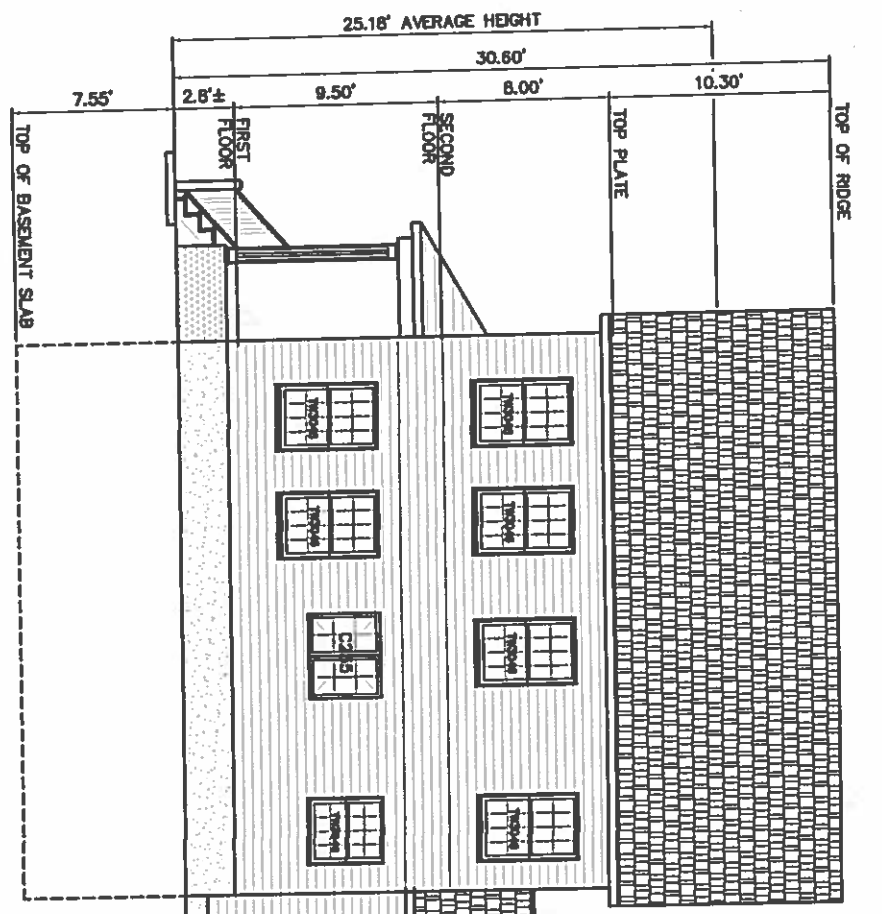
7 1/2" POST & BEAM

ROOF 2 1/2" x 10" JOIST

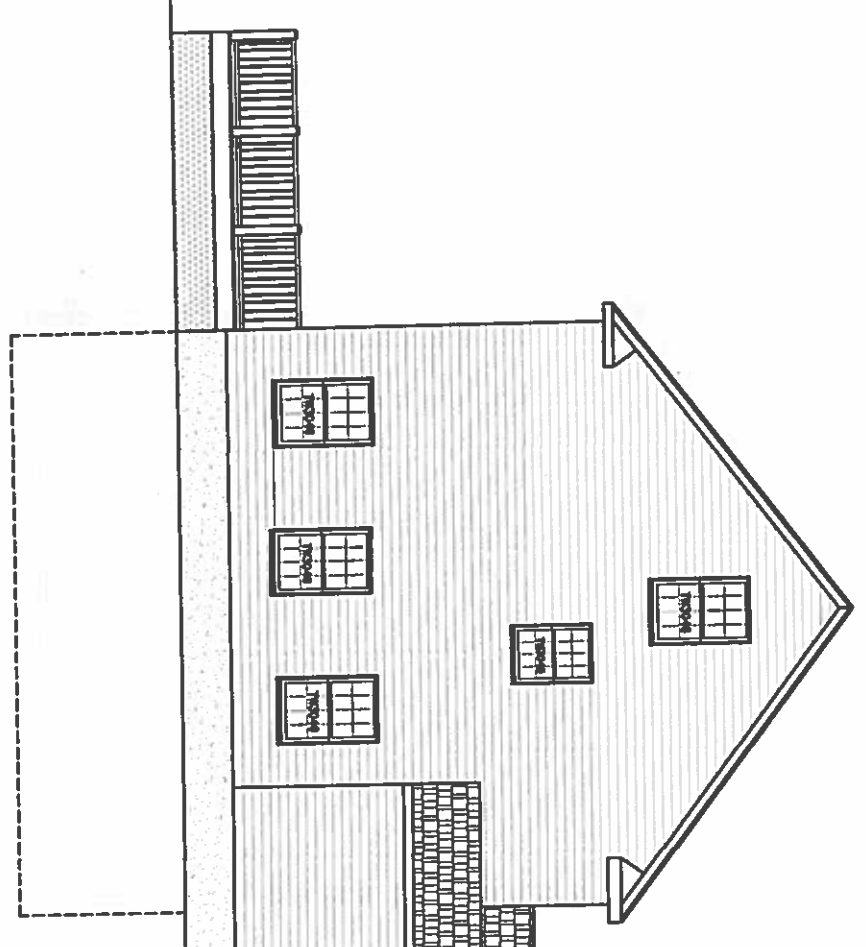
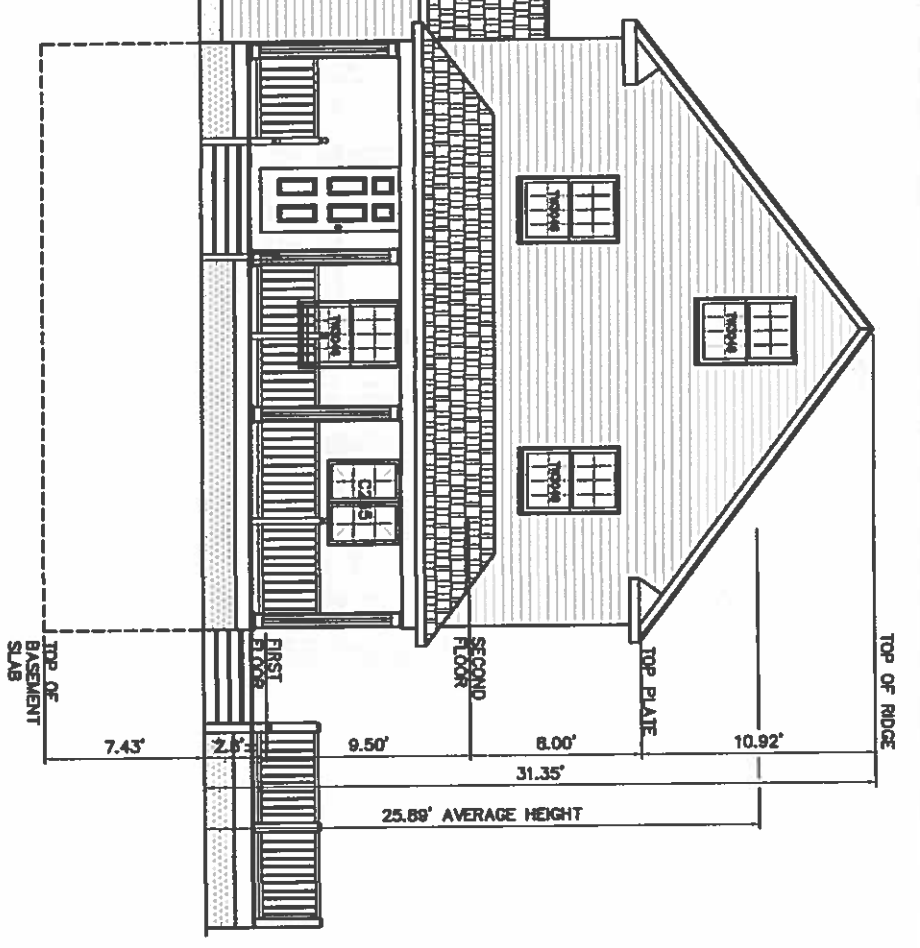
ROOF E-PORES

FOR WEIGHTING OF  
 EXISTING BEAM  
 1st Floor Plan 1/4"-1  
 8-25-16

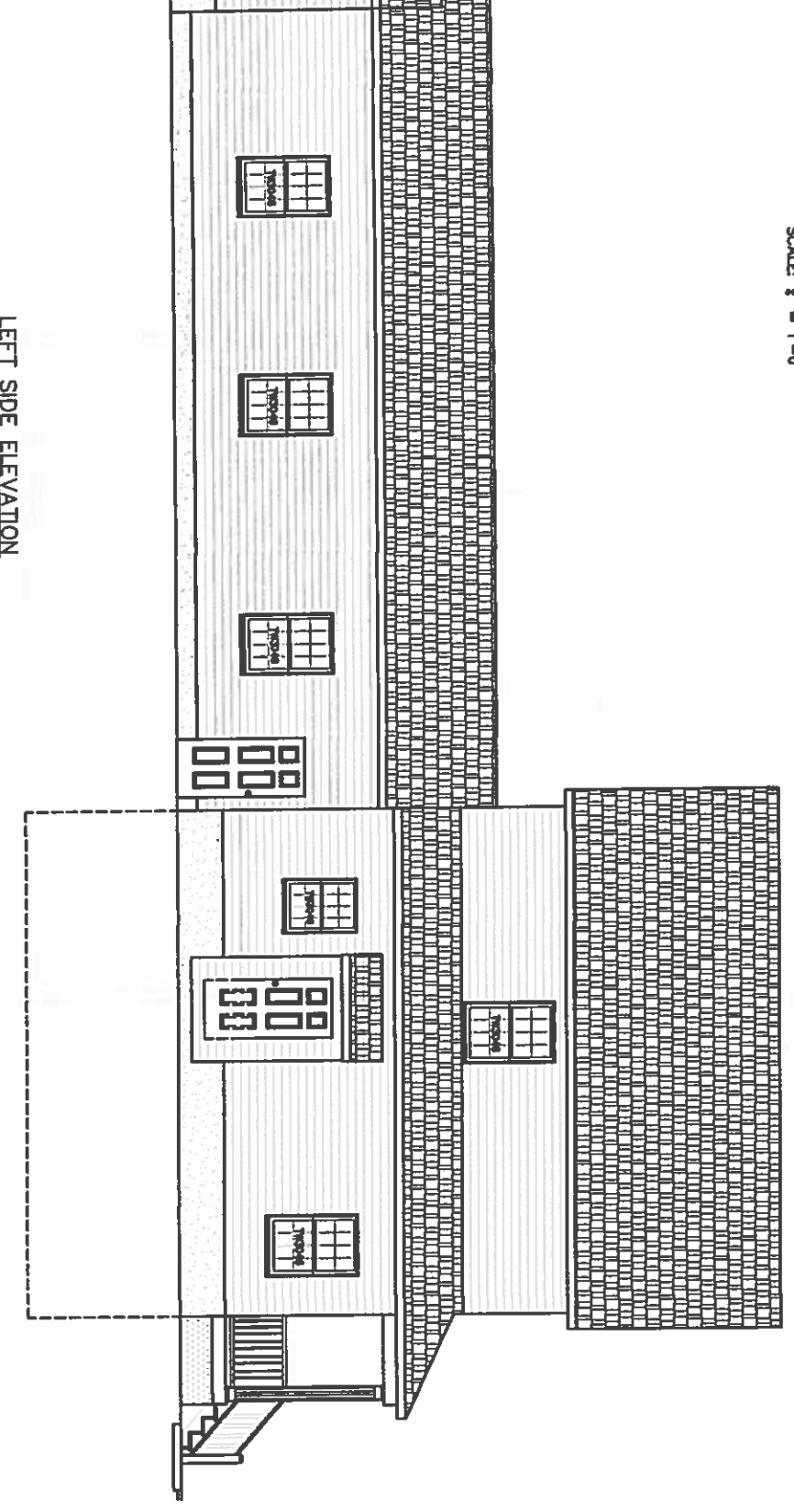




RIGHT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION  
SCALE: 1/8" = 1'-0"



**Design by Sam LLC**  
 Services | Architecture  
 Design Residential  
 Commercial  
 New Home Construction  
 Additions  
 Sam E. Karala, P. E.  
 617-460-1041 Office  
 508-660-6429 Fax  
 sam@designbysam.com  
 www.designbysam.com

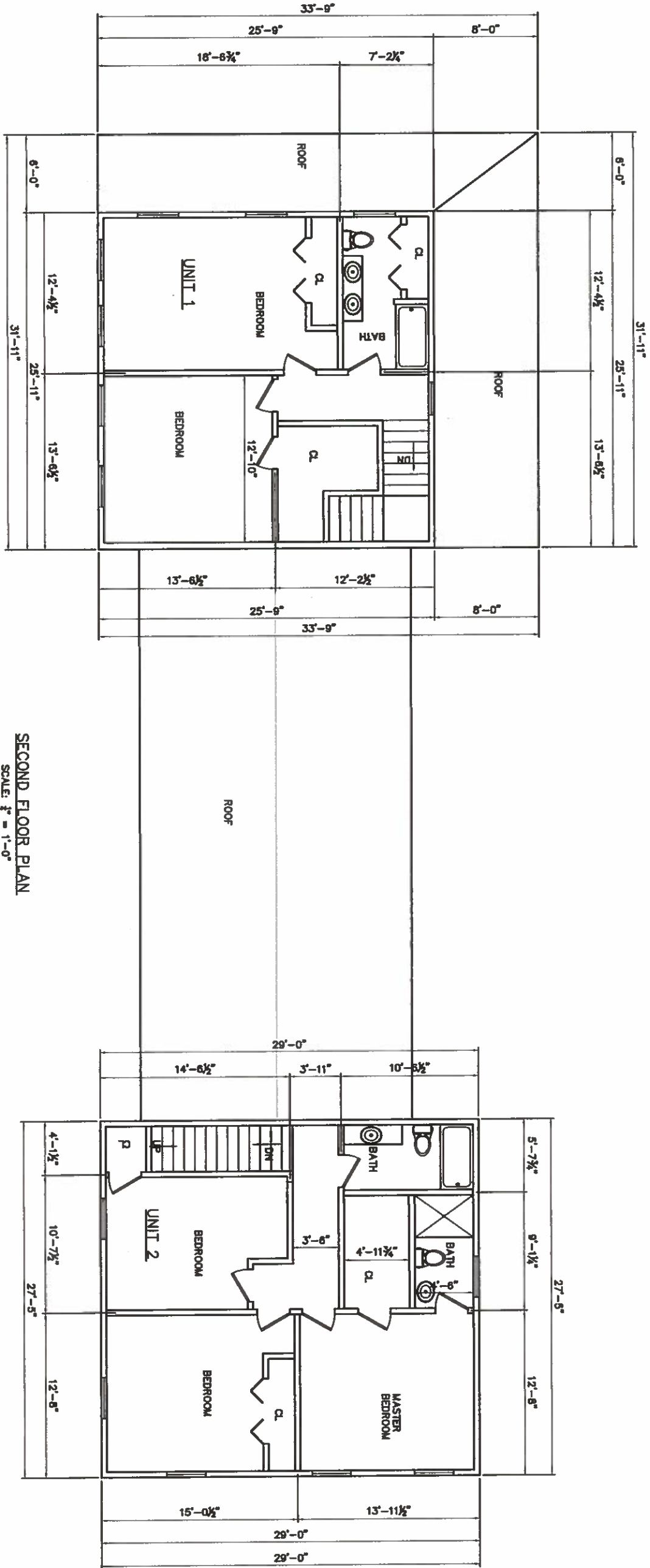
ISSUED FOR  
**ZONING REVIEW**

PROJECT LOCATION  
 48 WASHINGTON STREET  
 WESTWOOD, MA 02090

PROJECT TYPE  
 NEW STRUCTURE RESIDENTIAL  
 USER GROUP R-3

OWNER  
 WB REALTY THRUST  
 1248 WASHINGTON STREET  
 WESTWOOD, MA 02090

DRAWN BY: SK  
 CHECKED: SK  
 MARCH 28, 2017



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**Design by Sami LLC**  
 Structural / Architectural  
 Design / Residential  
 Commercial  
 New Home Construction  
 Address:  
 Sami E. Kazak, P. E.  
 617-460-1941 Office  
 508-660-0499 Cell  
 www.designbysami.com

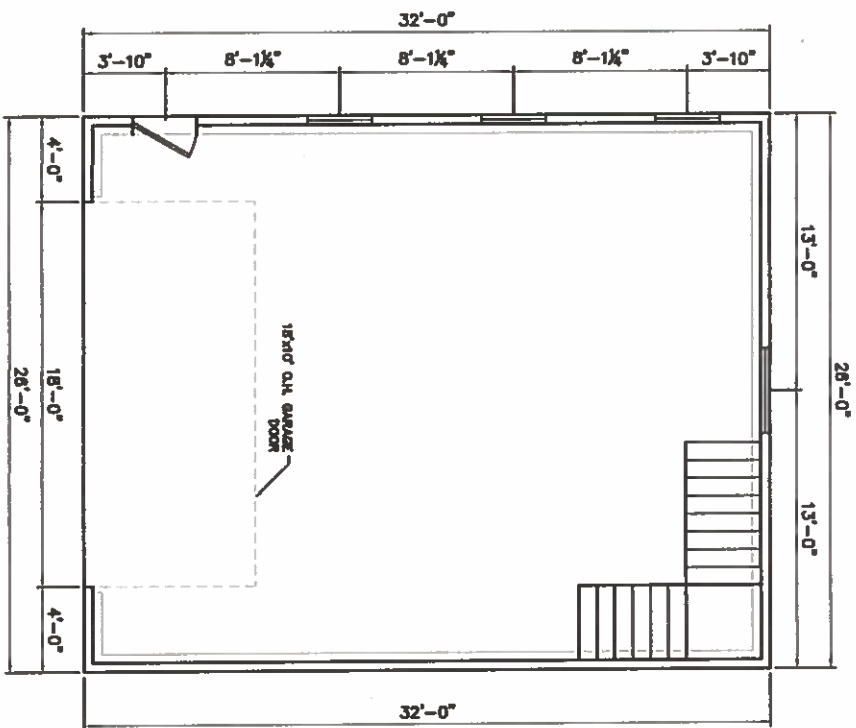
**ISSUED FOR**  
ZONING REVIEW

**PROJECT LOCATION**  
 48 WASHINGTON STREET  
 WESTWOOD, MA 02090

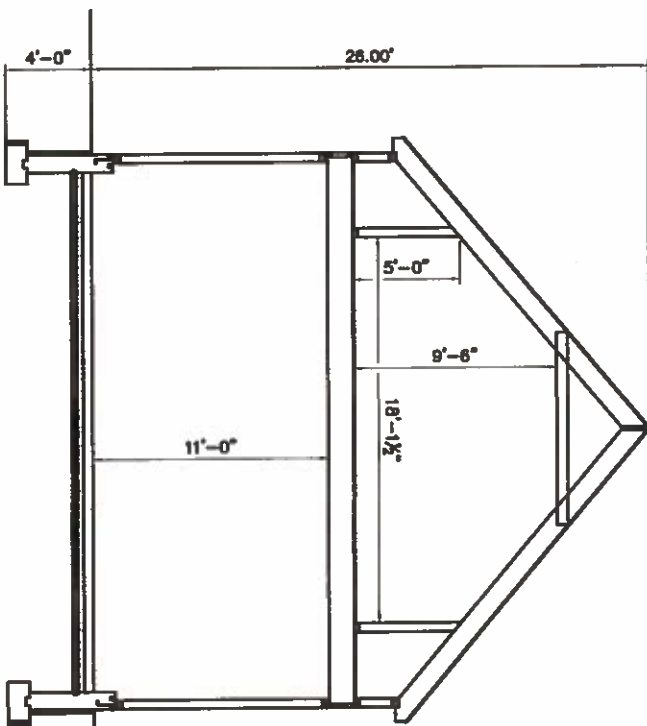
**PROJECT TYPE**  
 NEW STRUCTURE RESIDENTIAL  
 USER GROUP R-3

**OWNER**  
 WB REALTY THRUST  
 1248 WASHINGTON STREET  
 WESTWOOD, MA 02090

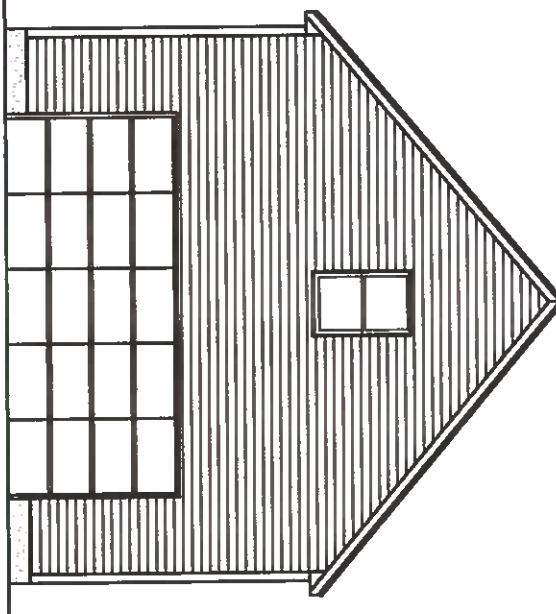
**DRAWN BY: SK**  
**CHECKED: SK**  
**MARCH 28, 2017**



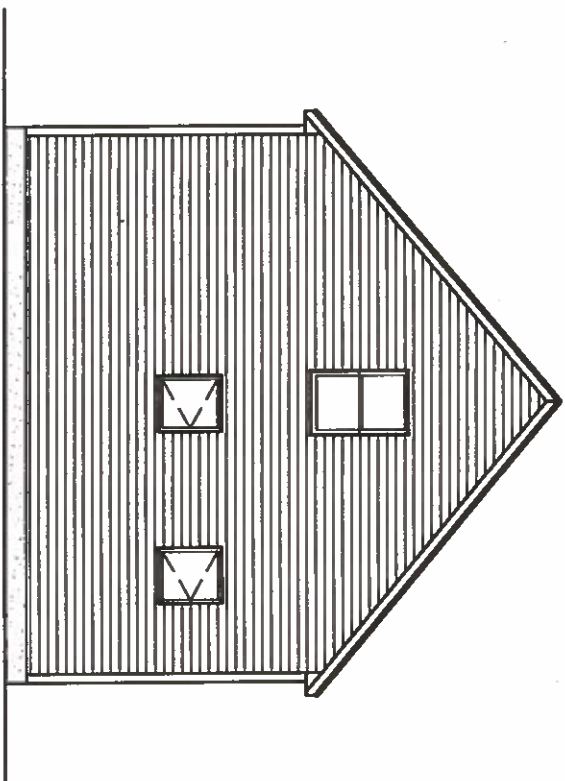
**BARN PLAN**  
SCALE: 1/8" = 1'-0"



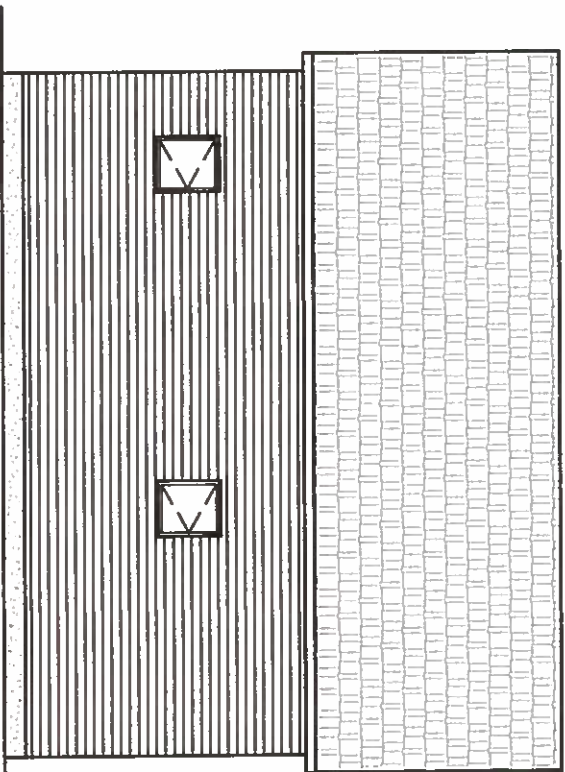
**BARN CROSS SECTION**  
SCALE: 1/8" = 1'-0"



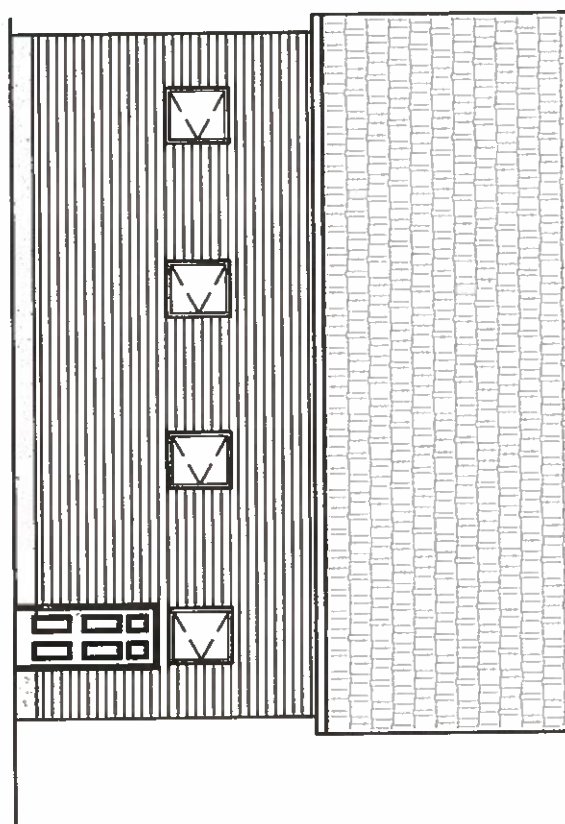
**FRONT BARN ELEVATION**  
SCALE: 1/8" = 1'-0"



**REAR BARN ELEVATION**  
SCALE: 1/8" = 1'-0"



**RIGHT BARN ELEVATION**  
SCALE: 1/8" = 1'-0"



**LEFT BARN ELEVATION**  
SCALE: 1/8" = 1'-0"


**Design by Sami LLC**  
 Structure | Architecture  
 Design | Residential  
 Commercial  
 New Home Construction  
 Address  
 Sami E. Kashef, P. E.  
 617-660-1041 Office  
 508-640-9499 Fax  
 samie@designbysami.com  
 www.designbysami.com  
 28 Old Town Road  
 Walpole, MA 02081

**ISSUED FOR**  
ZONING REVIEW

**PROJECT LOCATION**  
46 WASHINGTON STREET  
WESTWOOD, MA 02090

**PROJECT TYPE**  
NEW STRUCTURE RESIDENTIAL  
USER GROUP R-3

**OWNER**  
WB REALTY THRUST  
1248 WASHINGTON STREET  
WESTWOOD, MA 02090

DRAWN BY: SK  
 CHECKED: SK  
 MARCH 28, 2017