



WESTWOOD BOARD OF APPEALS APPLICATION FOR HEARING

1. **Name of Applicant:** Jacob Gadbois/ Masters Touch
2. **Applicant** is (check one): Owner Tenant Abutter Purchaser Other Contractor
3. **Mailing address of Applicant:** 24 Water St, Holliston MA 01746
4. **Telephone** - Home: _____ Business: 508-294-0634
5. **E-Mail Address of Applicant:** Jacob@masterstouchweb.com
6. **Address of Property subject to Hearing:** 62 Colburn St, Westwood
7. **Owner of Property:** Anne and Larry Lodge
8. **Mailing Address of Property Owner:** 62 Colburn St, Westwood
9. **Telephone** - Home: _____ Business: _____
10. **Deed** recorded in: Norfolk County Registry of Deeds: Book # _____ Page # _____
or Land Court Registry: Certificate # 181036 Book # _____ Page # _____
11. **Property** MAP # 21 LOT # 151 DISTRICT Single Res D
12. Has an appeal/application ever been filed with the ZBA on this property? (Y/N) N If yes, when: _____
13. **NATURE of Application** (check one):
 X Appeal in accordance with MA G.L.Ch. 40A, Sec. 8 as amended
 Special Permit in accordance with MA G.L.Ch.40A, Sec. 9 as amended
 Variance in accordance with MA G.L. Ch. 40A, Sec. 10 as amended

When applying for a Special Permit under Section 9.3 of the Westwood Zoning Bylaw, please make sure that you and/or your attorney refer to the specific bylaw regarding this section.


STATE the EXACT NATURE of this application including the applicable section number(s) of the Westwood Zoning Bylaw:

Please see attached narrative

I hereby request a hearing before the Westwood Board of Appeals with reference to the subject property.

I am aware that the **cost of legal advertising** will be billed to me directly as the Applicant, by the newspaper at a later date. I am also aware of the provisions in the Zoning Bylaw with regard to **Reimbursement for Consultants**, and I agree to reimburse the Board of Appeals and the Town of Westwood for all costs incurred by the Town or its' Boards for all fees, expenses and costs in connection with the review and evaluation of the Application for Special Permit and/or Variance.

I have reviewed the Zoning Board of Appeals Instructions and Information and understand the time requirements.

Signed:  Date: 8-1-17
APPLICANT'S SIGNATURE (or Agent)

Signed:  Date: 8-1-17
PROPERTY OWNER (if different from applicant)

<p align="center">SCHEDULE OF FILING FEES FOR THE BOARD OF APPEALS</p> <p align="center">Residential Properties - \$165.00</p> <p align="center">Business Properties - \$330.00</p> <p align="center">Comprehensive Permits - \$2530.00</p>

CHECKLIST:

- • 6 copies of the Application
- 6 copies of the OPTIONAL Appendices (if completed)
- • 6 copies of a Certified Plot Plan – size 11" x 17"
- • 6 copies of the Building Plans (interior and/or exterior as applicable) – size 11" x 17"
- • 6 copies of the Building Commissioner's denial of a building permit or equivalent

File the six (6) packets in the Town Clerk's office located at 580 High Street making sure to include a check for the filing fee in the correct amount.

Deliver one (1) electronic copy of the Application with attachments to the Office of the Board of Appeals at 50 Carby Street.

Plan on a minimum of three months to complete the process.

MASTERS TOUCH



DESIGN • BUILD

An application to build a new home on a corner lot (62 Colburn street) has been denied under section 4.5.3.3, noted that Frontage shall apply to Baker street.

Although the greater lot frontage is on Baker street, this home was built and enforced with an address on Colburn Street, and the current home is within those setbacks (see top left of document "Plot Plan" for existing home within setbacks from Colburn as frontage). Permit to build has been denied given a change of front of lot to Baker street.

The definition of corner lot under the Westwood Zoning Regulations:

...one lot line shall be designated as the front lot line by the Building Commissioner, following a review of relevant criteria including street address and orientation of existing structures, and the opposite lot line shall be designated a rear lot line, for setback and yard requirements

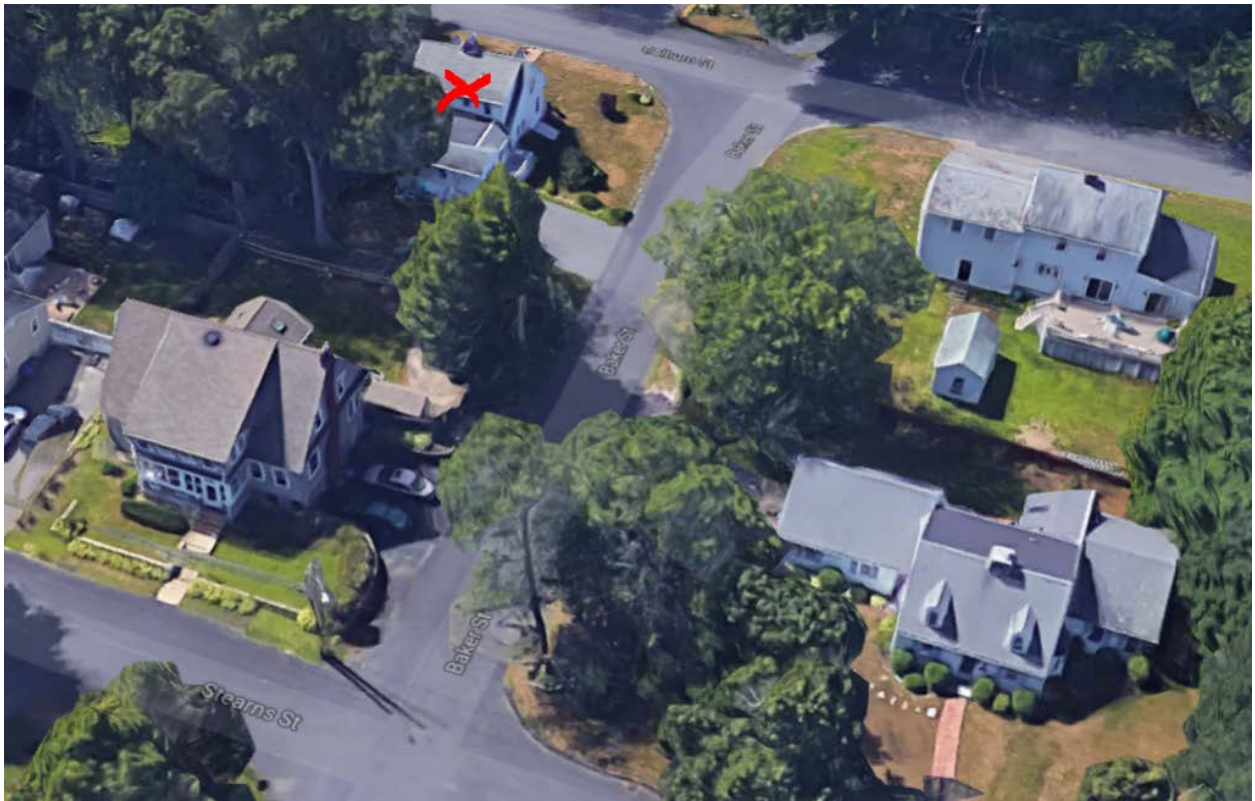
We hereby appeal that the frontage of 62 Colburn remain on Colburn street, and not be moved to Baker street as noted on the building permit denial. Under the definition, relevant criteria shall include street address (in our case, the address is on Colburn), Orientation of existing structures (note attached pictures; homes in this block are facing Colburn, Baker only contains the sides of homes). In the case of the home at Baker/Stearns (in picture, opposite side as 62 colburn), the lot lines are oriented with Baker being the side as well.

If this appeal request is granted, a Variance is not required and under 4.5.3.1 "may be permitted as of right" considering section 4.5.3.1.1 and 4.5.3.1.2. as the proposed plan conforms with all current setbacks, building coverage and building height requirements, but is located on both a lot with insufficient lot frontage and insufficient lot area.

4.5.3.1.1 Alteration to a structure which complies with all current setbacks, building coverage and building height requirements but is located on a lot with insufficient lot area, where the alteration will still comply with all such current requirements.

4.5.3.1.2 Alteration to a structure which complies with all current setbacks, building coverage and building height requirements but is located on a lot with insufficient lot frontage, where the alteration will still comply with all such current requirements.

5.5.1 Exception for Existing Lots. Any increase in area, frontage, width and yard requirements of this Bylaw shall not apply to a lot for single-family and two-family residential use which at the time of recording or endorsement, whichever occurs sooner was not held in common ownership with any adjoining land, conformed to then existing requirements and had less than the proposed requirement but at least five thousand (5,000) square feet of area and fifty (50) feet of frontage. The provisions of this Subsection shall not be construed to prohibit a lot being built upon, if at the time of the building, building upon such lot is not prohibited by the Zoning Bylaw in effect.



RECEIVED

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

I. LOCATION OF BUILDING

STREET ADDRESS	<u>62 Colburn</u>	R. SIDE YARD SETBACK	<u>15</u>
	(NO.) (STREET)	L. SIDE YARD SETBACK	<u>25</u>
ZONING DISTRICT	<u>D</u>	REAR YARD SETBACK	<u>30</u>
ASSESSORS MAP #	<u>21</u>	FRONT YARD SETBACK	<u>25</u>
LOT FRONTAGE	<u>75/100</u>		
LOT#	<u>151</u>		
LOT SIZE	<u>7500</u>		

II. TYPE AND COST OF BUILDING - All applicants complete Parts A - D.

A. TYPE OF IMPROVEMENT 1 <u>New Building</u> 2 Addition 3 Alteration 4 Repair, replacement 5 Wrecking 6 Moving (relocation) 7 Foundation only 8 Pools, Fences, Towers Tennis Courts, etc.	D. PROPOSED USE - For "Wrecking" most recent use <table style="width: 100%;"> <tr> <td style="width: 50%;">RESIDENTIAL</td> <td style="width: 50%;">NONRESIDENTIAL</td> </tr> <tr> <td>13 <u>One Family</u></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 <u>One Family</u>	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
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	29 Tanks, towers																										
	30 Other - Specify																										

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JUN 27 2017
TOWN OF WESTWOOD
COMMISSIONER OF BUILDING

B. OWNERSHIP 9 Private (Individual, Corporation, nonprofit institution, ect.) 10 Public (Federal, State or Local Government)	E. TYPE OF OCCUPANCY OR USE; NEW HOME, ETC. Briefly outline scope and nature of work to be done. <u>Demd existing home, build new 3000 Sq Ft home within required heights and setbacks</u>	
C. COST 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	(Omit cents) <u>\$ 400K</u> <u>\$ 30</u> <u>30</u> <u>40</u> <u>\$ 500K</u>	

III. SELECTED CHARACTERISTICS OF BUILDING For new buildings and additions, complete Parts E-L; for wrecking, complete only Part J, for all others skip to IV.

F. PRINCIPAL TYPE OF FRAME 31 Masonry 32 <u>Wood frame</u> 33 Structural steel 34 Reinforced concrete 35 Other - Specify	H. TYPE OF SEWAGE DISPOSAL 41 <u>Public Sewer</u> 42 Private (septic tank, etc.) I. TYPE OF WATER SUPPLY 43 <u>Public or Private Company</u> 44 Private (well)	K. DIMENSIONS 49 Number of stories <u>2</u> 50 Total sq.ft. of floor area, all floors, based on exterior dimensions <u>2823</u> 51 Total land area, sq.ft. <u>7,500</u>
G. PRINCIPAL TYPE OF HEATING FUEL 36 <u>Gas</u> 37 Oil 38 Electricity 39 Coal 40 Other - Specify	J. TYPE OF MECHANICAL Will there be air conditioning? 45 <u>Yes</u> 46 No Will there be an elevator? 47 Yes 48 <u>No</u>	L. NUMBER OF OFF - STREET PARKING SPACES 52 Enclosed <u>1</u> 53 Outdoors <u>3</u>
		M. RESIDENTIAL BUILDINGS ONLY 54 No. of bedrooms <u>4</u> 55 No. of baths: Full <u>2</u> Partial <u>1</u>

IV. TO BE COMPLETED BY ALL APPLICANTS

USE N/A IF NOT APPLICABLE

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 FOR RENT
 FOR

- 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 Concrete
- Roof (flat, pitched) pitched
- Roof covering Asphalt
- Will all construction to be performed conform to State and Local Building Codes yes
- Has the applicant complied with the Architectural Access Code N/A
- Does this Building or Structure conform to the Zoning Bylaw YES?
- Has the applicant complied with the Energy Code yes
- Is this property in the FLOOD PLAIN AREA NO

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 <u>Anne + Larry Lodge</u>	<u>62 Colburn St</u>	
Builder/ Contractor <u>Masters Touch</u>	<u>24 Water St, Holliston MA 01746</u>	<u>508-294-0634</u> <u>Jacob</u>
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	Application Date <u>6-27-17</u>
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This permit is approved subject to the provisions of all Federal and State Laws, Rules & Regulations and Con. Com. approval.

Sewer Permit No. <u>1780</u>
Sanitary Permit No. (Title V)
Highway Dept. Permit <u>CC81,346,1461</u>
Fire Dept. Permit
Water District Permit
CONTRACTOR LICENSING INFORMATION
Construction Supervisor License No. <u>CS-106030</u>
Date of Expiration <u>1-15-21</u>
Home Improvement Contractor No. <u>154186</u>
Date of Expiration <u>4-23-18</u>

COMMENTS - DEPARTMENT USE ONLY

BUILDING COMMISSIONER'S DENIAL
REQUIRES VARIANCE UNDER
SECTION 4.5.3.3-

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

LEGAL FRONTAGE IS BAKER ST

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

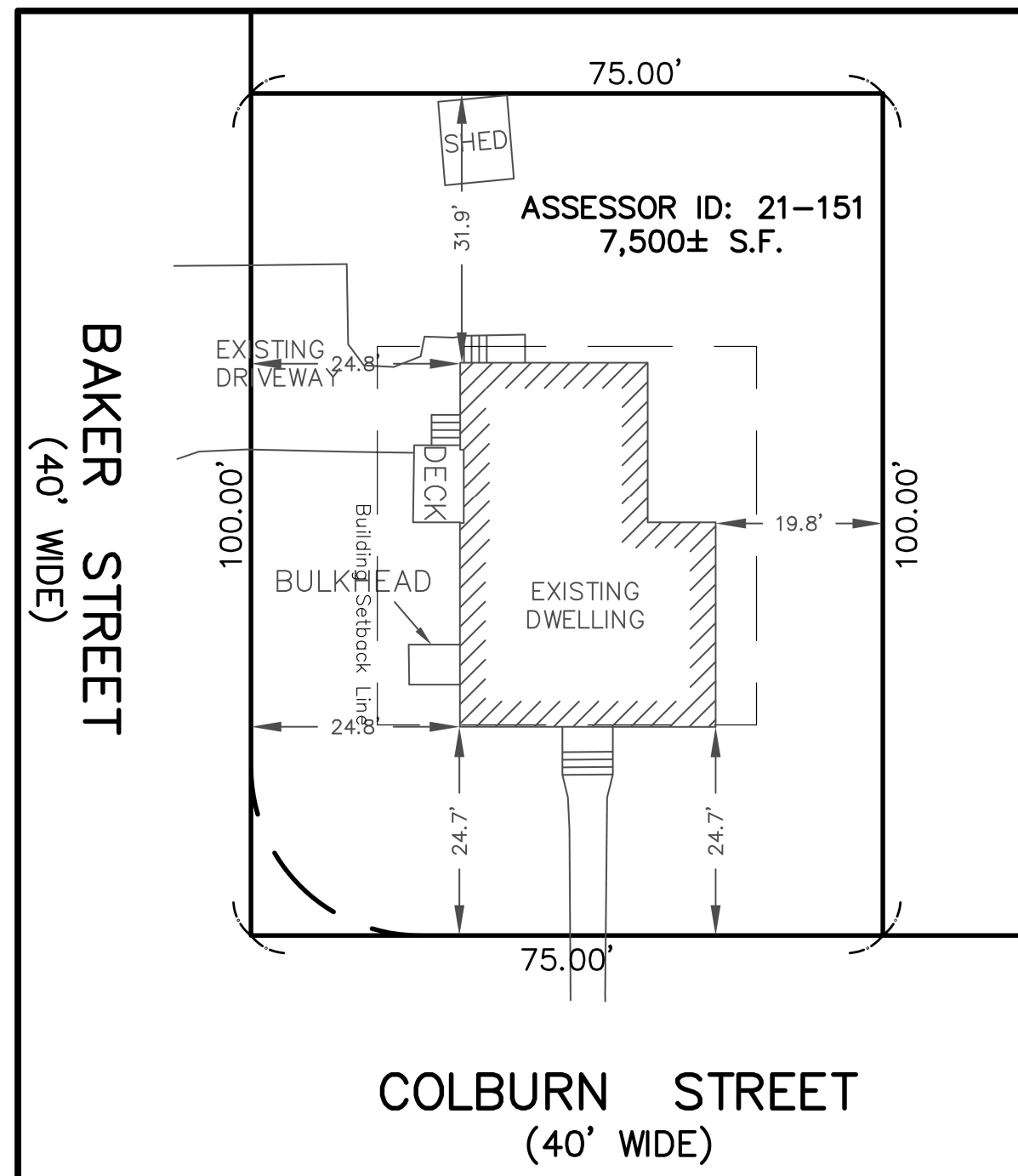
Signature:

Name of Insurance Company: Guard

Policy Number: DMWC840122 Expiration Date: 4-1-18

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 _____



EXISTING CONDITIONS
SCALE: 1"=20'

ALL UNDERGROUND UTILITY LOCATIONS SHOWN ARE BASED ON FIELD EVIDENCE AND RECORDS PROVIDED TO LAND PLANNING. THESE LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. OTHER UTILITIES MAY EXIST WHICH ARE NOT EVIDENT OR FOR WHICH RECORD INFORMATION WAS NOT FOUND. WE ASSUME NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. CONTACT DIG SAFE AT 1-888-344-7233 PRIOR TO EXCAVATION AT THIS SITE.

WATER AND SEWER SERVICES ARE TO BE CUT BACK A MINIMUM OF 10 FEET BEYOND EXCAVATION AND CAPPED BEFORE WORK COMMENCES.

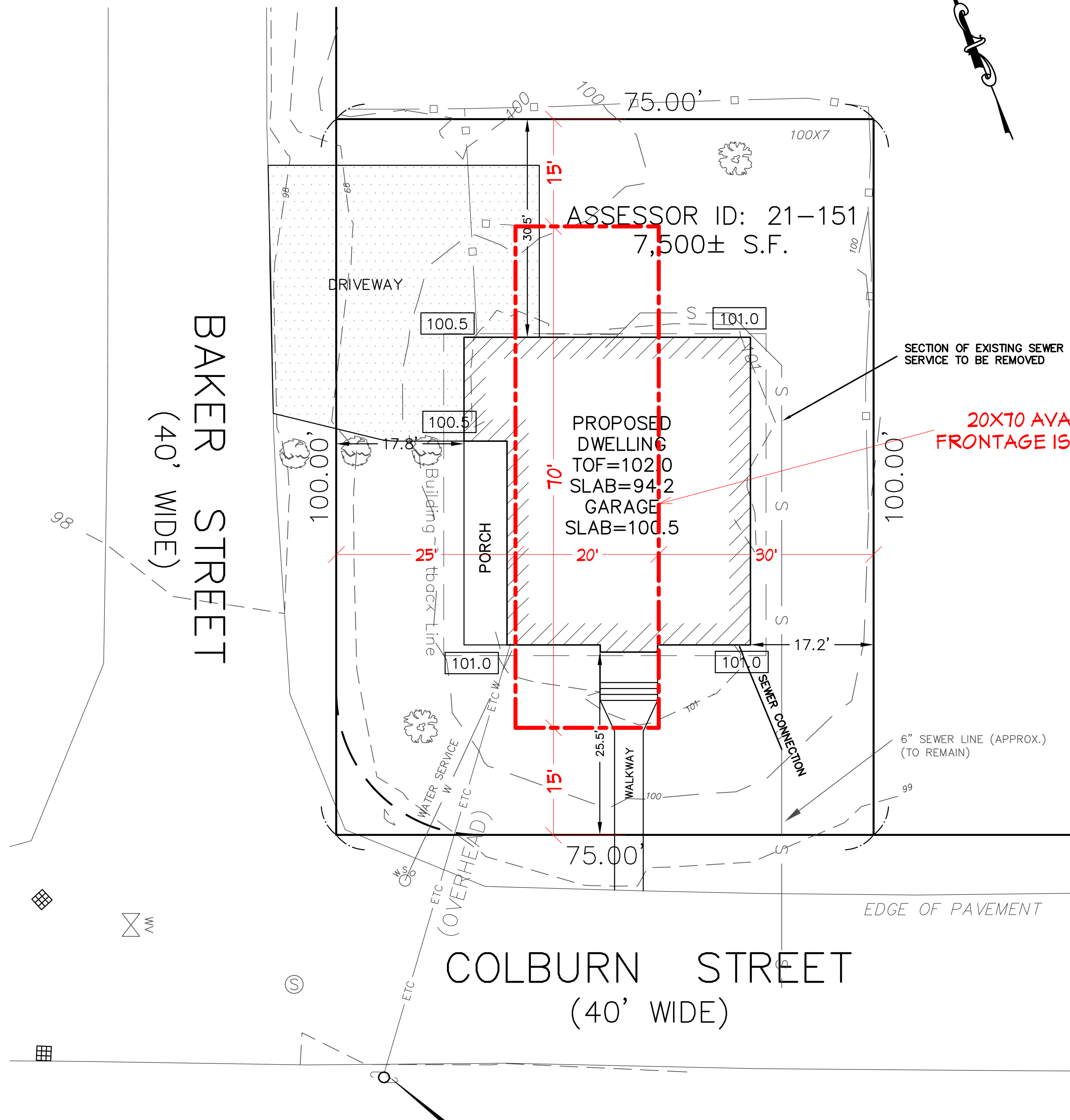
ELEVATION OF EXISTING SEWER SERVICE HAS NOT BEEN ESTABLISHED. INVERT ELEVATION AT HOUSE IS TO BE DETERMINED AFTER TIE-IN POINT IS LOCATED.

GROUNDWATER ELEVATION HAS NOT BEEN ESTABLISHED. A BASEMENT DRAINAGE SYSTEM MAY BE NECESSARY

EXISTING GRADING IS TO REMAIN

PROPOSED IMPERVIOUS COVERAGE: 36%
PROPOSED BUILDING COVERAGE: 21%

Legend	
	Catch Basin
	Drain Manhole
	Sewer Manhole
	Contour Proposed
	Spot Grade Proposed
	Contour Existing
	Spot Grade Existing
	Utility Pole
	Water Gate Valve
	Hydrant
	Bound Found
	Drill Hole Found
	Iron Pin Found
	Proposed Bound
	Soil Test Pit



SECTION OF EXISTING SEWER SERVICE TO BE REMOVED

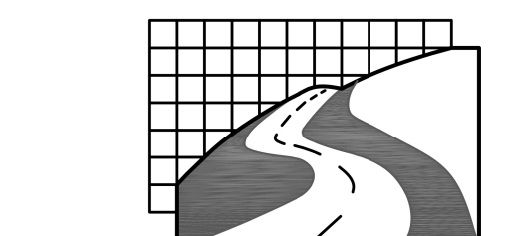
20X70 AVAILABLE BUILDABLE LAND IF FRONTAGE IS CHANGED TO BAKER STREET

PROPERTY DATA:
ASSESSOR ID: 21-151
RECORD OWNER:
LAWRENCE E. LODGE III & ANNE LODGE
62 COLBURN STREET
WESTWOOD, MA
LAND COURT CERTIFICATE: 181036

ZONING DATA
ZONE: SINGLE RES D
MINIMUM REQUIREMENTS
FRONT YARD: 25'
SIDE YARD: 15'
REAR YARD: 30'
MAX. BUILDING COVERAGE: 25%
MAX. IMPERVIOUS SURFACE: 50%

REVISIONS			
No.	Date	Design	Checked
1	5/31/17	WDH	NGH
2			
3			
4			
5			
6			

Field By:	BH/SB	12/16
Designed By:	WDH	4/17
Drawn By:	WDH	4/17
Checked By:	NGH	4/17



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144

bellingham@landplanninginc.com

Date	April 12, 2017	Sheet No.	1
Job No.	B2350		

Site Plan
Located at
62 Colburn Street
Westwood, MA
Prepared for
Masters Touch
24 Water Street
Holliston, MA

