



**WESTWOOD BOARD OF APPEALS
APPLICATION FOR HEARING**

1. Name of Applicant: Walsh Brother Building Co, Inc.
2. Applicant is (check one): Owner Tenant Abutter Purchaser Other
3. Mailing address of Applicant: 11 Saddle Way Walpole, MA 02081
4. Telephone - Home: 508 668 3434 Business: 508 668 3434
5. E-Mail Address of Applicant: jlwalsh11@comcast.net
6. Address of Property subject to Hearing: 307 Pond St
7. Owner of Property: Walsh Brother Building Co, Inc
8. Mailing Address of Property Owner: 11 Saddle Way Walpole, MA 02081
9. Telephone - Home: 508 668 3434 Business: 508 668 3434
10. Deed recorded in: Norfolk County Registry of Deeds: Book # 34278 Page # 109
or Land Court Registry: Certificate # X Book # X Page # X
11. Property MAP # 28 LOT # 187 DISTRICT Single Residence C
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):
 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.

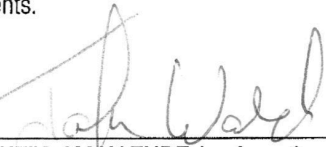
STATE the EXACT NATURE of this application including the applicable section number(s) of the Westwood Zoning Bylaw:

See Attached Exhibit A

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: 9/13/16
APPLICANT'S SIGNATURE (or Agent)

Signed: _____ Date: _____
PROPERTY OWNER (if different from applicant)

<p style="text-align: center;">SCHEDULE OF FILING FEES FOR THE BOARD OF APPEALS</p> <p style="text-align: center;">Residential Properties - \$165.00</p> <p style="text-align: center;">Business Properties - \$330.00</p> <p style="text-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.

Exhibit A

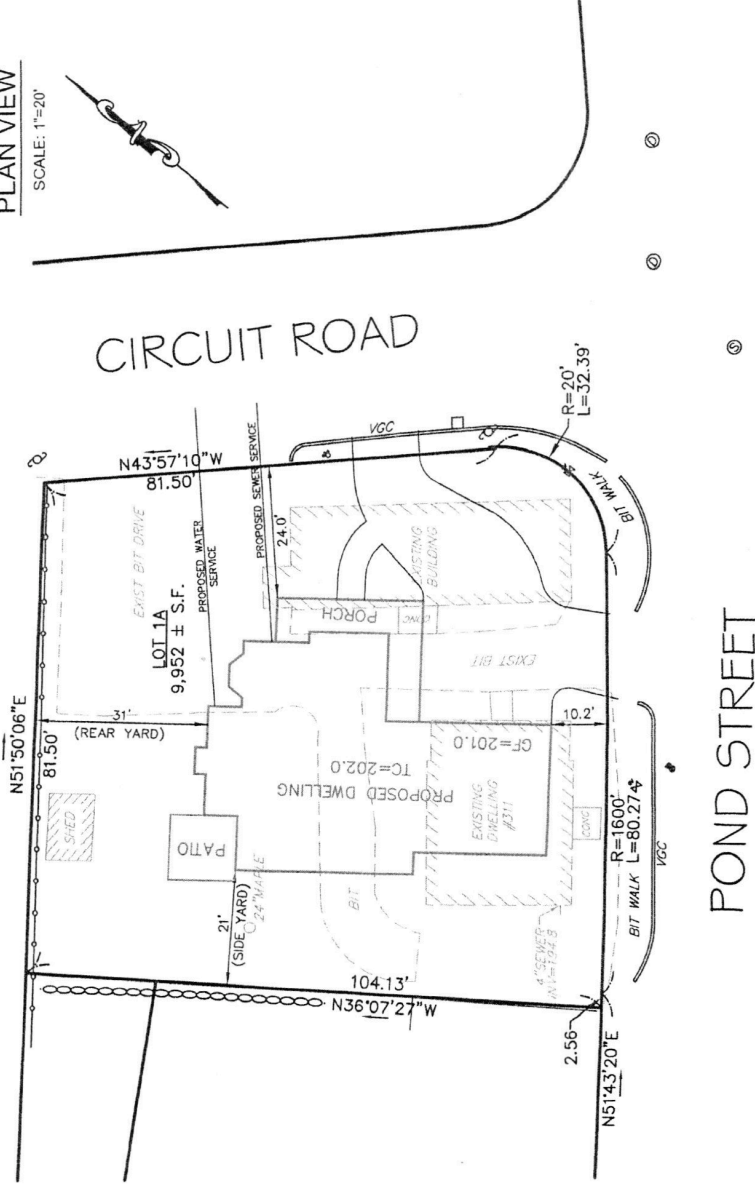
This application is filed pursuant to sections 4.5.3 and 10.3 of the Westwood Zoning By-law, and G.L. c. 40A, Section 9.

The Applicant seeks a special permit for the demolition of the pre-existing structures on the property and the construction of a new single-family structure. The proposed new structure will not create any new nonconformities nor will it increase any existing nonconformities. Specifically, the new structure will significantly reduce the existing setback nonconformities.

Section 4.5.3 of the Zoning By-Law authorizes the Board of Appeals to grant a special permit for the reconstruction of a nonconforming structure, if it determines that such reconstruction is not substantially more detrimental than the existing nonconforming structures to the neighborhood. In this instance, it is clear that the proposed structure is not substantially more detrimental than the existing structures to the neighborhood. We note also that the proposed structure satisfies the following criteria for issuance of a special permit as set forth in the Zoning By-Law and the Board of Appeals application instructions:

- (i) The structure is in harmony with the general purpose and intent of the bylaw,
- (ii) The structure is in an appropriate location and is not detrimental to the neighborhood and does not significantly alter the character of the zoning district.
- (iii) Adequate and appropriate facilities will be provided for the proper operation of the proposed structure.
- (iv) The proposed structure will not be detrimental or offensive to the adjoining zoning districts and neighboring properties due to the effects of lighting, odors, smoke, noise, sewage, refuse material, visual or other nuisances, and
- (v) The proposed structure will not cause undue traffic congestion in the immediate area.

PLAN VIEW
SCALE: 1"=20'



DEED REFERENCE:
BOOK 34278, PAGE 111

PLAN REFERENCE:
PLAN FILED AS NO 1115 OF 1987
BOOK 7738, PAGE 93

ASSESSOR REFERENCE:
MAP 28, PARCEL 187

ZONING:
SINGLE RESIDENCE C
AREA: 40,000 S.F.
FRONTAGE: 125 FT.
SETBACKS:
FRONT: 40'
SIDE: 20'
REAR: 30'

GLM Engineering
Consultants, Inc.
19 EXCHANGE STREET
HOLLISTON, MA 01746
P: 508-429-1100 F: 508-429-7160
www.GLMengineering.com

FLD.:
DRW.: RST
CHKD.: JMIN



PROPOSED HOUSE LOCATION PLAN
307-311 POND STREET
WESTWOOD, MASSACHUSETTS
OWNER & APPLICANT:
WALSH BROTHERS BUILDING CO. INC.
11 SADDLE WAY
WALPOLE, MA 02081

JOB No. 15,785
DATE: SEPT 13, 2016
SCALE: 1"= 20'
SHEET: 1 of 1



From: John WALSH jlwalsh11@icloud.com 

Subject:

Date: September 13, 2016 at 2:25 PM

To: Walsh Brothers jlwalsh11@comcast.net



Sent from my iPhone

WALSH BROTHERS BUILDING CO., INC.

11 SADDLE WAY
WALPOLE, MA 02081
TEL. (508) 668-3434



Norwood Bank
Norwood, MA 02062
(781) 762-1800 • www.norwoodbank.com
53-7128-2113

EZShield™ Check Fraud
Protection for Business

09/12/16

PAY TO THE
ORDER OF

Town of Westwood

\$ **165.00

One Hundred Sixty-Five and 00/100 ***** DOLLARS

Town of Westwood
580 High St.
Westwood, MA 02090



John Walsh
AUTHORIZED SIGNATURE

MEMO

Special permit 307 Pond St

⑈020148⑈ ⑆211371285⑆ 018 50285 6⑈

WALSH BROTHERS BUILDING CO., INC.

20148

Town of Westwood

special permit

09/12/16

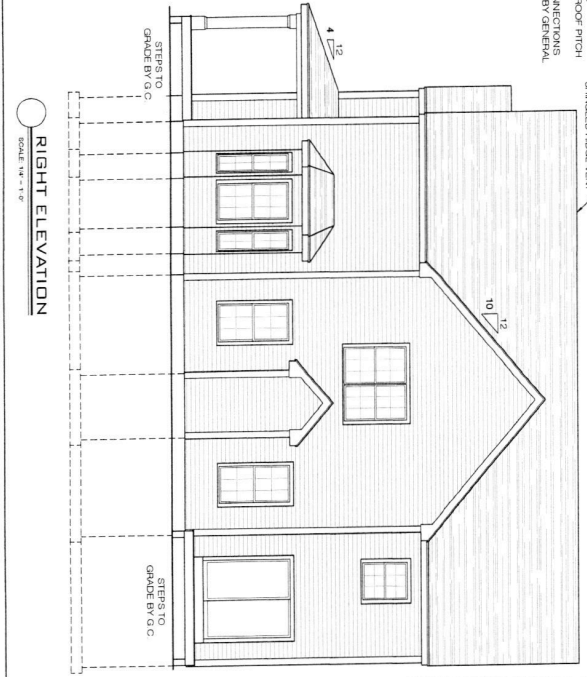
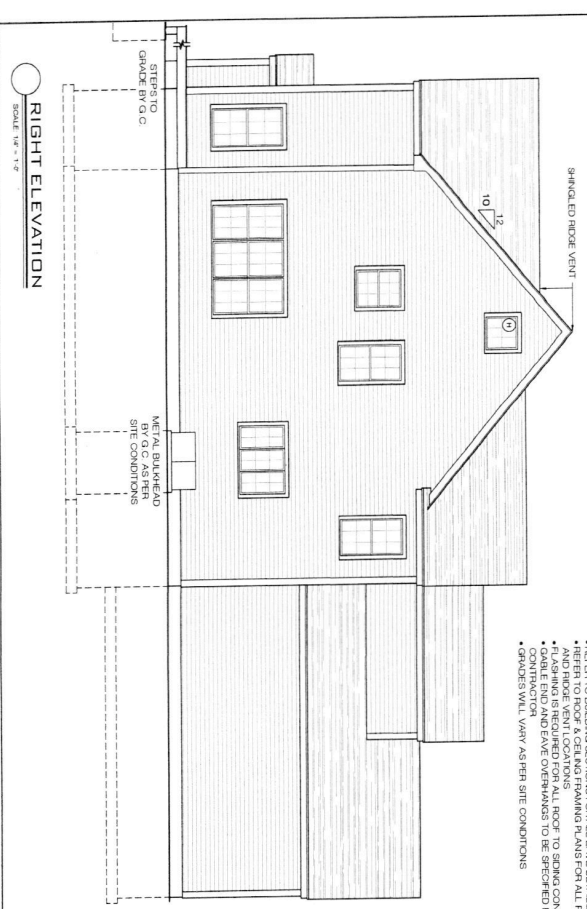
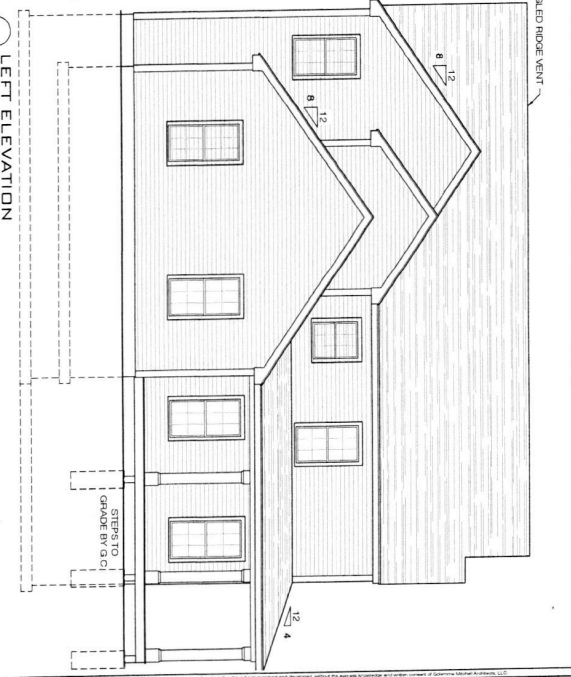
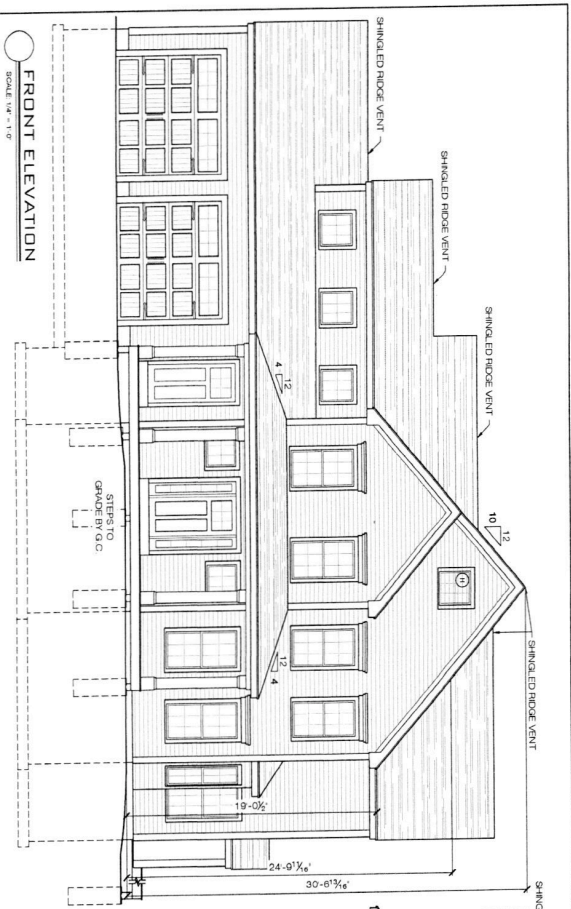
165.00

Checking 2856

Special permit 307 Pond St

165.00

Security features. Details on bank



- EXTERIOR NOTES:**
- VERTICAL SIDING AS SPECIFIED
 - REFER TO BUILDING SECTIONS FOR ALL EAVE DETAILS
 - REFER TO FLOOR & CEILING FINISHING PLANS FOR ALL ROOF FINISH
 - FLASHING IS REQUIRED FOR ALL ROOF TO SIDING CONNECTIONS
 - CABLE END AND LEAVE OVERHANGS TO BE SPECIFIED BY GENERAL
 - GRADES WILL VARY AS PER SITE CONDITIONS



GOLEME MITCHELL ARCHITECTS LLC
 9 MILKING DRIVE, SUITE 210
 PLAINVILLE, MA 02762 508.809.3599

- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING:**
1. PER ONE AND TWO FAMILY DWELLINGS
 2. 78% CMR 51.00 - MASS AMENDMENTS TO WHICH WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY WHICH WOOD FRAME CONSTRUCTION MANUAL GOES TO WOOD CONSTRUCTION
 3. PER CMR 51.00 - MASS AMENDMENTS TO WHICH WOOD FRAME CONSTRUCTION MANUAL GOES TO WOOD CONSTRUCTION
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NEW CONSTRUCTION
 CIRCUIT AVE
 WESTWOOD, MA
 WALSH BRO.

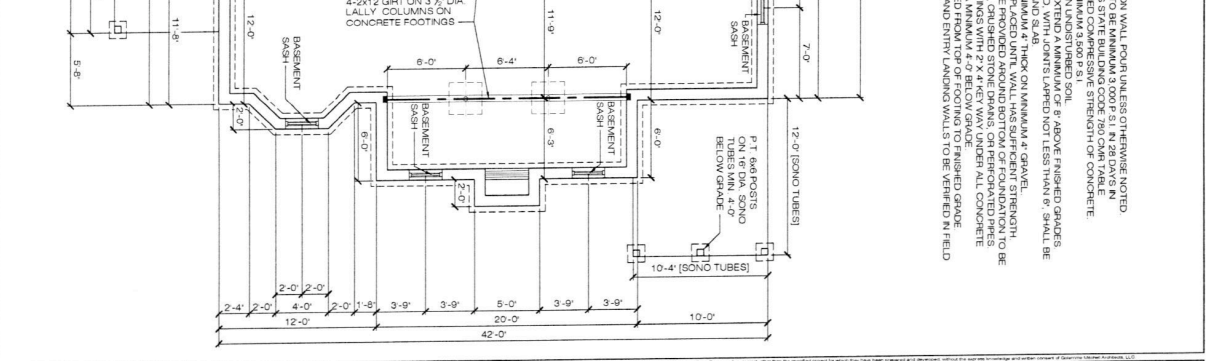
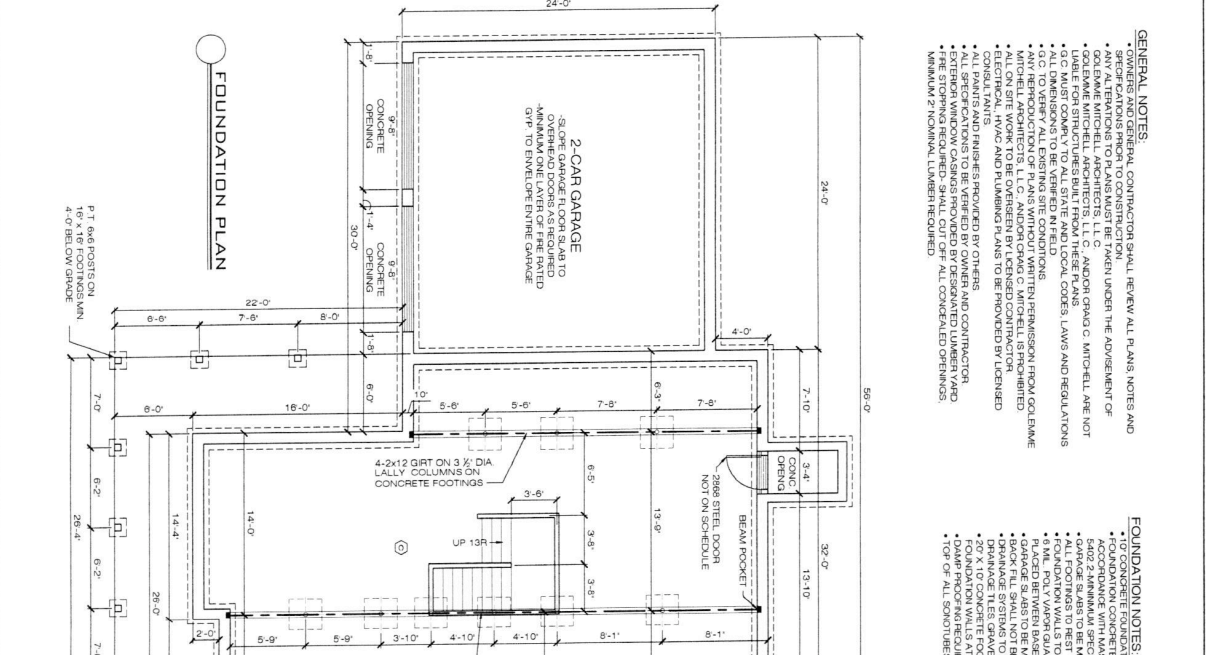
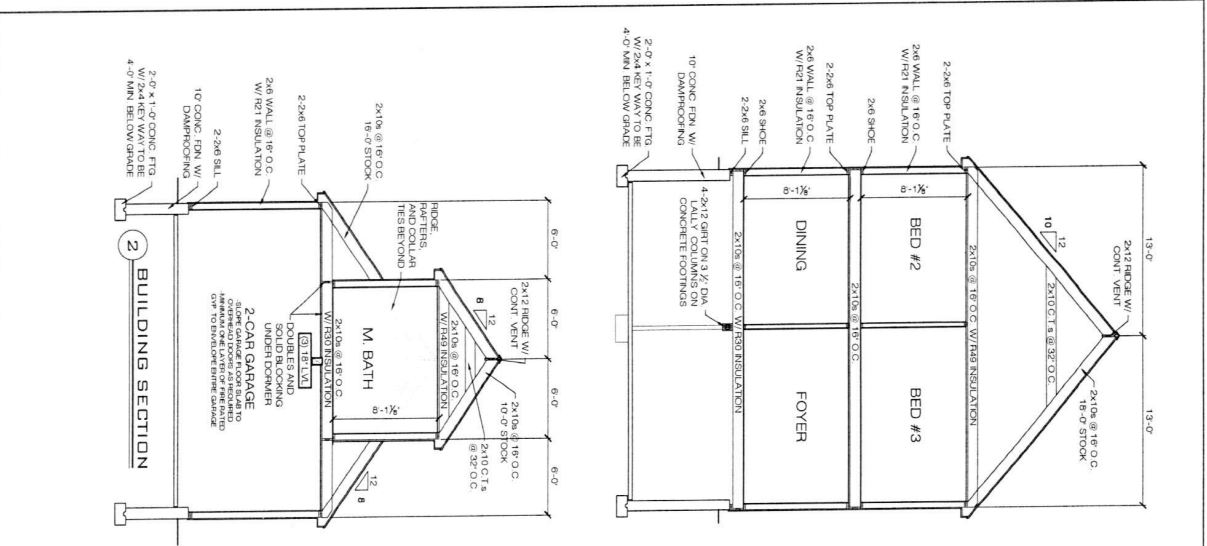
EXTERIOR ELEVATIONS

Date	Revisions

FINALS

Scale: AS NOTED
 Date: 08.20.2016
 Drawn By: E.FULLAM
 Checked By: [Signature]
 Job Number: [Blank]
 To: [Blank]

A1



GENERAL NOTES:

- OWNER AND GENERAL CONTRACTOR SHALL REVIEW ALL PLANS, NOTES AND SPECIFICATIONS PRIOR TO CONSTRUCTION.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE ADVISEMENT OF GLENN MITCHELL ARCHITECTS, L.L.C.
- ALL DIMENSIONS TO BE VERIFIED IN FIELD.
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FOUNDATION NOTES:

- FOUNDATION CONCRETE TO BE MINIMUM 3,000 P.S.I. IN 28 DAYS IN ACCORDANCE WITH MASS STATE BUILDING CODE 780 CMR 7.00.
- FOUNDATION WALLS TO BE MINIMUM 8" ABOVE FINISHED GRADE.
- FOUNDATION WALLS TO BE MINIMUM 4" THICK ON MINIMUM 4" GRAVEL.
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GLENN MITCHELL ARCHITECTS, L.L.C.
 60 WILKINS DRIVE, SUITE 210
 WESTWOOD, MA 02090
 TEL: 781.326.1000
 WWW.GMA-ARCH.COM

NEW CONSTRUCTION
 CROFT AVE
 WESTWOOD, MA
 WALSH BRO.

FOUNDATION PLAN AND BUILDING SECTIONS

NO.	DATE	REVISIONS

FINALS	
Scale	AS NOTED
Date	08/23/2016
Drawn By	EJULIAM
Checked By	

A3