

**Town of Westwood**  
Commonwealth of Massachusetts

David W. Krumsiek, Chairman  
John F. Lally  
Douglas C. Stebbins



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2017 OCT - ZONING BOARD OF APPEALS

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TOWN CLERK  
TOWN OF WESTWOOD

**NOTICE OF DECISION**

In compliance with Chapter 40A of the General Laws of the Commonwealth of Massachusetts, you are hereby notified that the Board of Appeals has unanimously voted to grant the Petitioner, Masters Touch, its request for Leave to Withdraw Without Prejudice relative to the Variance request for 62 Colburn Street pursuant to Section 4.5.3.3 of the Westwood Zoning Bylaw.

PROPERTY OWNER(S): Anne and Larry Lodge

LAND AFFECTED: 62 Colburn Street, Westwood, MA  
Map 21 Lot 151

The signed decision for the petition was filed at the office of the Town Clerk on **October 4, 2017**.

Any appeal of this decision shall be made pursuant to the Massachusetts General Laws, Chapter 40A, Section 17 and a copy delivered to Office of the Town Clerk within twenty (20) days of the date that the decision was filed in the office of the Town Clerk.

**DECISION OF THE ZONING BOARD OF APPEALS  
of the  
TOWN OF WESTWOOD**

**PROPERTY OWNER(S): Anne Lodge & Lawrence E. Lodge III**

**PETITIONER(S):** Jacob Gadbois, Masters Touch  
24 Water Street  
Holliston, MA 01746

**LAND AFFECTED:** 62 Colburn Street  
Westwood, Massachusetts 02090  
Map 21, Lot 151

**HEARING:**

The Board of Appeals for the Town of Westwood held a Public Hearing according to the General Laws of the Commonwealth of Massachusetts on Wednesday, September 20, 2017 at 7:00 PM in the Champagne Meeting Room of the Carby Street Municipal Office Building, 50 Carby Street, Westwood, MA 02090 to consider the Petitioner's request for a variance pursuant to Westwood Zoning Bylaw Section 4.5.3.3 [Variance Required for New or Expansion of Nonconformity]. The Petitioners have requested a Variance from dimensional requirements in order to demolish and reconstruct the existing single family residence on the property. Property located within the Single Residence D District (SRD).

**BOARD MEMBERS:** David W. Krumsiek, Chairman  
Douglas C. Stebbins  
David M. Belcher

**FINDINGS**

In consideration of all of the testimony and exhibits and documents submitted before the Board, the Board makes the following findings of fact:

1. The Subject Property is located at 62 Colburn Street. The Petitioner proposed to demolish and reconstruct the single family residence located on the property, which would impede into the front and rear setbacks. Relief in the form of a Variance pursuant to Section 4.5.3.3 was requested. The Board of Appeals is the Variance Granting Authority.
2. The Board duly posted the public hearing on September 20, 2017 at which time it received a verbal request from the Petitioner to withdraw the application without prejudice.

**DECISION and CONDITIONS**

At a meeting of the Board of Appeals on Wednesday September 20, 2017, on a motion made by Douglas C. Stebbins and seconded by David M. Belcher, the Board voted to grant the Petitioner's request for Leave to Withdraw Without Prejudice relative to the Variance requested for 62 Colburn Street pursuant to Section 4.5.3.3 of the Westwood Zoning Bylaw.



**RECORD OF VOTE**

The following members of the Board of Appeals voted to grant the Petitioner's request for the Leave to Withdraw Without Prejudice: David W. Krumsiek, Douglas C. Stebbins and David M. Belcher.

The following members of the Board of Appeals voted in opposition to the Leave to Withdraw Without Prejudice: None.



**WESTWOOD ZONING BOARD OF APPEALS**



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**David W. Krumsiek - Chairman**



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**Douglas C. Stebbins**



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**David M. Belcher**

9/20/17  
**Date**

**62 Colburn Street-Lodge**

TOWN CLERK  
TOWN OF WESTWOOD

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