

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

2018 NOV - 1 P 3: 23

TOWN CLERK
TOWN OF WESTWOOD

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, December 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 revisions to the Administrative Rules & Regulations of the Zoning Board of Appeals. The hearing was continued without testimony at each of the following dates/times: February 28, 2018 at 7:00 PM in the Selectmen's Meeting Room of Town Hall, 580 High Street, Westwood, MA 02090; March 21, 2018 at 7:00 PM in the Champagne Meeting Room, 50 Carby Street, Westwood, MA 02090; May 16, 2018 at 7:00 PM in the Champagne Meeting Room, 50 Carby Street, Westwood, MA 02090; June 20, 2018 at 7:00 PM in the Champagne Meeting Room, 50 Carby Street, Westwood, MA 02090; August 15, 2018 at 7:00 PM in the Champagne Meeting Room, 50 Carby Street, Westwood, MA 02090; September 12, 2018 at 7:00 PM in the EOC/Training Room, Westwood Police Station, 588 High Street, Westwood, MA 02090; and October 17, 2018 at 7:00 PM in the Champagne Meeting Room, 50 Carby Street, Westwood, MA 02090.

BOARD MEMBERS:

David W. Krumsiek
John F. Lally
David M. Belcher

APPLICABLE SECTIONS OF THE WESTWOOD ZONING BYLAW

10.2 BOARD OF APPEALS

10.2.1 **Establishment.** There is hereby established a Board of Appeals of three (3) members and six (6) associate members. All members shall be residents of the Town, who shall be appointed by the Board of Selectmen.

10.2.2 Powers. The Board of Appeals shall have and exercise all the powers granted to it by M.G.L. Chapters 40A, 40B and 41 and by this Bylaw. The powers of the Board of Appeals are as follows:

10.2.2.1 To hear and decide applications for special permits. Unless otherwise specified herein, the Board of Appeals shall serve as the Special Permit Granting Authority, to act in all matters in accordance with the provisions of Section 10.3, or as otherwise specified.

10.2.2.2 To hear and decide appeals or petitions for variances from the terms of this Bylaw, with respect to particular land or structures, as set forth in M.G.L. Chapter 40A, Section 10. The Board of Appeals shall not grant use variances.

10.2.2.3 To hear and decide appeals taken by any person aggrieved by reason of their inability to obtain a permit or enforcement action from any administrative officer under the provisions of M.G.L. Chapter 40A, Sections 8 and 15.

10.2.2.4 To hear and decide comprehensive permits for construction of low or moderate income housing by a public agency or limited dividend or nonprofit corporation, as set forth in M.G.L. Chapter 40B, Sections 20 through 23.

10.2.3 Regulations. The Board of Appeals may adopt rules and regulations for the administration of its powers.

10.2.4 Fees. The Board of Appeals may adopt reasonable administrative fees and technical review fees for petitions for variances, administrative appeals and applications for comprehensive permits.

DECISION and CONDITIONS

On October 17, after an extended period of public comment, the Board of Appeals voted unanimously to adopt a revised edition of the Administrative Rules & Regulations of the Zoning Board of Appeals pursuant to Section 10.2 of the Westwood Zoning Bylaw.



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TOWN CLERK
TOWN OF WESTWOOD

David W. Krumsiek - Chairman

John F. Eally

David M. Belcher

10/17/18

Date

Administrative Rules & Regulations

