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TOWN CLERK  
TOWN OF WESTWOOD

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.

The signed decision for the petition was filed at the office of the Town Clerk on March 7, 2018.

LAND AFFECTED: 82 Gloucester Road, Westwood, MA  
Map 13 Lot 119

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 Petitioners, Lauren Bradford and Karvin Ma, their request for Leave to Withdraw Without Prejudice the application relative to the Special Permit requested for 82 Gloucester Road pursuant to Section 4.3.3.2 of the Westwood Zoning Bylaw.

**NOTICE OF DECISION**

TOWN CLERK  
TOWN OF WESTWOOD

**ZONING BOARD OF APPEALS**



**Town of Westwood**  
Commonwealth of Massachusetts

David W. Krumstiek, Chairman  
John F. Lally  
Douglas C. Siebbins

Sarah Bouchard, Housing & Zoning Agent  
sbouchard@townhall.westwood.ma.us  
(781) 251-2598  
Karyn Flynn, Administrative Assistant  
kflynn@townhall.westwood.ma.us  
(781) 767-6344  
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**DECISION OF THE ZONING BOARD OF APPEALS**

of the

**TOWN OF WESTWOOD**

**PROPERTY OWNER(S):** Lauren Bradford & Karvin Ma

**PETITIONER(S):** Lauren Bradford & Karvin Ma

82 Gloucester Road  
Westwood, MA 02090

**LAND AFFECTED:**  
82 Gloucester Road  
Westwood, Massachusetts 02090  
Map 13, Lot 119

**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, February 28 at 7:00 PM in the Selectmen's Meeting Room of the Westwood Town Hall, 580 High Street, Westwood, MA 02090 to consider the Petitioners' request for a Special Permit pursuant to Section 4.3.3.2 for storage of more than three (3) motor vehicles on the property. Property located within the Single Residential District C (SRC).

**BOARD MEMBERS:**  
David W. Krumsiek, Chairman  
John F. Lally  
Douglas C. Stebbins

**APPLICABLE SECTION OF THE WESTWOOD ZONING BYLAW**

**4.3 ACCESSORY USES**

4.3.1 **Table of Accessory Uses.** The Table of Accessory Uses designates which Accessory Uses are allowed in each zoning district.

A Use is permitted by right in any district under which it is denoted by the letter "Y".  
A Use is prohibited in any district under which it is denoted by the letter "N".

A Use may be permitted by special permit from the Board of Appeals in any district under which is denoted by the letters "BA".

A Use may be permitted by special permit from the Planning Board in any district under which is denoted by the letters "PB".

**ACCESSORY USE**

**DISTRICTS**

**4.3.2 ACCESSORY USES IN ALL DISTRICTS**

4.3.2.1 Any use allowed in that district as a Principal Use.

4.3.2.2 Any use allowed in that district by special permit as a Principal Use, subject to the same conditions as a Principal Use.

4.3.2.3 Uses, whether or not on the same premises as uses permitted as of right, accessory to uses permitted as of right, which are necessary in connection with scientific research or scientific development or related production.

4.3.2.4 When associated with otherwise permitted agricultural operations on a lot with not more than five (5) acres, the following: (1) kennel, (2) salesroom or stand, (3) any building or structure devoted to productive agricultural use which, together with any other such buildings or structures on the premises, covers more than five hundred (500) square feet or contains more than five thousand (5,000) cubic feet.

4.3.2.5 Commercial Outdoor Seating in association with permitted commercial uses pursuant to Section 4.4.2.

**4.3.3 ACCESSORY USES IN RESIDENTIAL DISTRICTS**

4.3.3.1 Private garage for not more than three (3) motor vehicles including not more than one (1) commercial vehicle with a gross vehicle weight of less than 26,000 pounds.

4.3.3.2 Private garage and/or the parking or storage area of more than three (3) motor vehicles, or of more than one (1) commercial vehicle with a gross vehicle weight of less than 26,000 pounds, but only where in connection with a Principal Use on the same premises.

4.3.3.3 Private greenhouse, stable, tool shed, playhouse, tennis court, swimming pool, or other similar building or structure for domestic use. Swimming pools shall be enclosed as required by the Massachusetts State Building Code, as amended from time to time.

4.3.3.4 Raising or keeping of animals as pets by the resident of the premises.

4.3.3.5 Renting of rooms by a resident owner, or the furnishing of table board in a dwelling by the resident owner, to not more than three (3) persons other than members of the family.

4.3.3.6 Home Occupation pursuant to Section 4.4.1

	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HIB	I	IO	ARO
4.3.2.1	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4.3.2.2	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
4.3.2.3	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
4.3.2.4	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
4.3.2.5	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y
4.3.3.1	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N
4.3.3.2	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N
4.3.3.3	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N
4.3.3.4	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N
4.3.3.5	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N
4.3.3.6	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N

ACCESSORY USE

4.3.3 ACCESSORY USES IN RESIDENTIAL DISTRICTS, CONTINUED

DISTRICTS

	SRA	SRB	SRC	SRD	SRE	GR	SR	LBA	LBB	HIB	I	IO	ARO
4.3.3.7 Parking or storage area, for use by the occupant of the dwelling, for the purpose of parking or storing in the rear of the yard and not substantially visible from the street one of the following: one (1) unoccupied recreational vehicle of less than thirty (30) feet length; one (1) inoperative passenger vehicle which has not been partially or wholly dismantled.	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N
4.3.3.8 Parking or storage area, for use by the occupant of the dwelling, for the purpose of parking or storing in the rear of the yard and not substantially visible from the street one (1) unoccupied recreational vehicle of thirty (30) feet length or more.	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N
4.3.3.9 Personal kennel, Veterinary kennel or animal clinic or hospital, if located on the same premises as a dwelling unit and conducted by a resident thereof.	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N
4.3.3.10 Yard Sale, limited to no more than two days per sale, and no more than two sales per year on any residential property	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N
4.3.3.11 The use by a resident builder, carpenter, painter, plumber or other artisan for incidental work and storage in connection with this off-premise trade, subject to the conditions in Section 4.4.1.	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N
4.3.3.12 Accessory apartment consisting of a second dwelling unit located within a detached one-family dwelling or a building accessory thereto, subject to the conditions in Section 8.5.	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N
4.3.3.13 Family Day Care, Large	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N
4.3.3.14 Family Day Care, Small	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N
4.3.3.15 Adult Day Care Facility for no more than twenty (20) adult clients and operated by the owner of the premises	BA	BA	BA	BA	BA	BA	BA	N	N	N	N	N	N

**4.4 NOTES FOR TABLE OF ACCESSORY USES**

1 Provided that any such uses shall be conducted primarily for the convenience of employees and the clientele of the principal use of the premises and shall be wholly within a building and have no exterior advertising display.

2 The total square feet of floor space within a parking garage as an accessory use shall not be included in the calculation of Floor Area Ratio.

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 82 Gloucester Road. The Petitioner requested to store more than three (3) motor vehicles on the parcel. Relief in the form of a Special Permit pursuant to Section 4.3.3.2 was requested. The Board of Appeals is the Special Permit Granting Authority.
2. The Board duly posted the public hearing on February 28, 2018 at which time it received a verbal request from the Petitioners to withdraw the application without prejudice.

**DECISION and CONDITIONS**

At a meeting of the Board of Appeals on Wednesday February 28, 2018, the Board voted to grant the Petitioners' request for Leave to Withdraw Without Prejudice relative to the Special Permit requested for 82 Gloucester Road pursuant to Section 4.3.3.2 of the Westwood Zoning Bylaw.

**RECORD OF VOTE**

The following members of the Board of Appeals voted to grant the Petitioners' request for the Leave to Withdraw Without Prejudice: David W. Krumnsiek, John F. Lally and Douglas C. Stebbins.  
The following members of the Board of Appeals voted in opposition to the Leave to Withdraw Without Prejudice: None.

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TOWN CLERK  
TOWN OF WESTWOOD

82 Gloucester Road-Bradford-Ma

Date  
2/28/18

Douglas C. Stebbins

*[Handwritten signature of Douglas C. Stebbins]*

John F. Lilly

*[Handwritten signature of John F. Lilly]*

David W. Krumstiek - Chairman

*[Handwritten signature of David W. Krumstiek]*

WESTWOOD ZONING BOARD OF APPEALS

