

**Town of Westwood**  
Commonwealth of Massachusetts

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



**ZONING BOARD OF APPEALS**

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2018 MAR 6 12:00 PM  
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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, Petruzzello Properties, LLC, its request for a minor modification to a Special Permit previously granted by the Board under former Westwood Bylaw Section 6.2.17 [Special Permit, Sign Setbacks] on December 12, 2006 to alter signs and awnings.

PROPERTY OWNER(S): Petruzzello Properties, LLC

LAND AFFECTED: 256 Washington Street, Westwood, MA  
Map 23 Lot 184

The signed decision for the petition was filed at the office of the Town Clerk on **March 6, 2018.**

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):** Petruzziello Properties, LLC

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**PETITIONER(S):** Petruzziello Properties, LLC  
21 Eastbrook Road  
Dedham, Massachusetts 02026

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**LAND AFFECTED:** 256 Washington Street  
Westwood, Massachusetts 02090  
Map 23, Lot 184

**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, 2018 at 7:00 PM in the Selectmen's Meeting Room of the Town Hall, 580 High Street, Westwood, MA 02090 to consider the Petitioners' request for a minor modification to a Special Permit previously granted by the Board under former Westwood Bylaw Section 6.2.17 [Special Permit, Sign Setbacks] on December 12, 2006 to alter signs and awnings. Property located in General Residential District (GR).

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

**APPLICABLE SECTION OF THE 2006 WESTWOOD ZONING BYLAW**

**6.2.17 Special Permit.** The Board of Appeals may grant a special permit for a sign that exceeds the maximum requirements of area of signs, and number of signs allowed as specified herein and minimum setback requirements as specified in Section 5.2, Table of Dimensional Requirements provided that the sign is otherwise in compliance with all other provisions of this Section and provided further that the Board of Appeals makes the following findings:

- 6.2.17.1 Applicant has adequately demonstrated that compliance with the provisions of this Section will be an undue hardship;
- 6.2.17.2 Sign scale is determined to be in reasonable relation to the scale of the building or structure and the sizes of signs on nearby structures;
- 6.2.17.3 Sign size, shape and placement serves to define or enhance architectural elements of the building or structure such as columns, sill lines, cornices and roof edges;
- 6.2.17.4 Sign design is harmonious with other signage on the same or adjacent structures

and provides reasonable continuity in mounting location and height, proportions and materials;

6.2.17.5 Sign materials, colors, lettering style, illumination and form are reasonably compatible with building design, and surrounding neighborhood;

6.2.17.6 Sign size, location, design and illumination do not present a safety hazard to vehicular or pedestrian traffic.

6.2.5 **Sign Setbacks.** Signs over one (1) square foot in area which are not temporary signs shall be set back at least fifteen (15) feet from the street line. Temporary signs in Nonresidential Districts shall be set back at least ten (10) feet from the street line.

### 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 256 Washington Street. The Petitioner proposes to amend an existing Special Permit to reflect a minor modification to the signs previously approved by Special Permit. The Board of Appeals is the Special Permit Granting Authority.
2. In its December 12, 2006 decision, the Board approved a Special Permit for the project to be constructed in conformity with a plan by Crivello Signs, 576 Pleasant Street, Norwood, MA 02062 dated August 21, 2006 and consisting of three (3) pages.
3. The Petitioner proposes to modify the signs in conformity with a plan by Signarama, 458 High Plain Street, Walpole, MA 02081 submitted to the Board on February 21, 2018 and consisting of one (1) page.
4. The Petitioner proposes to update the approved sign to reflect new tenants. The proposed sign is not to exceed the existing approved dimensions and is substantially similar in shape and size to the previously approved sign.
5. The Board finds that the proposed changes are de minimis in nature and constitute a minor modification.
6. The Board has given full consideration to the local conditions that affect and may be affected by the Petitioner's construction, and having particular expertise in said local conditions, have taken a view that any adverse effects of the Petitioner's construction will not outweigh its beneficial impact to the Town, or the neighborhood, in view of the particular characteristics of the site and the proposal in relation to that site.
7. The Petitioner continues to meet all the requirements for a Special Permit pursuant to the Westwood Zoning Bylaw.

### DECISION and CONDITIONS

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The Board of Appeals voted unanimously to grant the Petitioners' request to amend the Special Permit granted by the Board on December 12, 2006 according to the Westwood Zoning Bylaw Section 6.2.17 then in effect.

1. The Project shall be constructed in conformity with the submitted plan prepared by Signarama, 458 High Plain Street, Walpole, MA 02081 submitted to the Board on February 21, 2018 and consisting of one (1) page.
2. This amended Special Permit shall take effect on such date as a copy of this Decision has been recorded by the Town Clerk. The Petitioner is responsible for recording a copy of the Decision in the Registry of Deeds and indexing such Decision under the name of the property owner of record and the parcel address. A copy of these recordings shall be provided to the Building Commissioner, Town Clerk and the Board of Appeals.

**RECORD OF VOTE**

The following members of the Board of Appeals voted to grant the Special Permit amendment for the above mentioned project: David Krumsiek, John Lally, and Douglas Stebbins.

The following members of the Board of Appeals voted in opposition to the grant of the Special Permit amendment: None.

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**WESTWOOD ZONING BOARD OF APPEALS**

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TOWN OF WESTWOOD

**David W. Krumsiek - Chairman**

**John F. Lally**

**Douglas C. Stebbins**

2/28/18  
Date

**256 Washington Street- Petruzzello Properties, LLC**