

TOWN OF WESTWOOD
LEGAL NOTICE OF PUBLIC HEARING
WESTWOOD BOARD OF APPEALS

Pursuant to Chapter 40A, §9, the Board of Appeals will hold a public hearing on Wednesday, February 11, 2026, at 7:00 PM. The public hearing will be a remote meeting through Zoom. On March 28, 2025, Governor Maura Healey signed into law, an Act Extending pandemic related authorizations related to public meetings, allowing remote meeting options for public bodies through June 30, 2027. Those wishing to participate are encouraged to use Zoom.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88391484755?pwd=ldlKQ5G7MBE9Op10M2bIY00l9Yg6nC.1>

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(San Jose) **Webinar ID: 883 9148 4755**

The Board shall hear an application filed by Robert Webster for Special Permits pursuant to the Westwood Zoning Bylaw Sections §4.5.3.2.1 [Alterations of Nonconforming Structures-Horizontal Extension], §4.5.3.2.2 [Alterations of Nonconforming Structures-Vertical Extension], § 4.5.3.2.3 [Portico] and §4.5.3.3 [New Nonconformity]. The Petitioner proposes to construct multiple additions to an existing single-family structure. The existing structure is nonconforming due to violations of the required front and rear setbacks. The horizontal extension of the south/rear wall will be within in the front setback. The existing rear wall is 19.9' from the lot line at its closest where 30' is required. The second story addition above the existing house footprint will require special permits for the vertical extensions in the front and rear setbacks. At the front, the house is 30.8' from the lot line with 40' required and at the rear the house is 19.9' from the lot line with 30' required. The proposed front porch is will extend 4' further into the front setback than the existing nonconformity. The proposed addition at the western side of the structure will result in a new nonconformity, but would located further from the front and rear property lines than the existing house. The property is located in the Single Residence C (SRC) zoning district.

Land affected: 11 Reed Avenue
Map 29, Lot 034

Any zoning relief that may be required in adherence to the Westwood Zoning Bylaw shall be considered by the Board.

Should any person or party desire for any written material, including legal arguments or positions, to be considered by the Zoning Board of Appeals in connection with any petition before the Board, such material shall be submitted to the clerk of the Board no later than five (5) calendar days before the public hearing on the petition, or such material shall not be considered.

The application is available for inspection during stated business hours at the office of the Board of Appeals and on the Zoning Board's webpage under "Current Application Links" at www.westwoodpermit.org

Interested persons are encouraged to attend the public hearing and make their views known to the Board of Appeals.

Westwood Zoning Board of Appeals