



**PUBLIC NOTICE POSTING REQUEST
TO OFFICE OF THE WESTWOOD TOWN CLERK**

RECEIVED
By Town Clerk at 9:44 am, Feb 05, 2026

ORGANIZATION: ZONING BOARD OF APPEALS

MEETING

PUBLIC HEARING

AMENDED NOTICE:
DATE & TIME OF AMENDMENT:

DATE: February 11, 2026 TIME: 7:00pm

LOCATION: REMOTE PARTICIPTION

PURPOSE: Regular Meeting

REQUESTED BY: Karyn Flynn

NOTE: Notices and agendas are to be posted at least 48 hours in advance of the meetings *excluding Saturday, Sundays, and legal holidays*. Please keep in mind the Town Clerk's business hours of operation and make the necessary arrangements to be sure this notice is received and stamped in the adequate amount of time.

****Disclaimer:** If you have a disability that requires certain accommodations, please contact the Select Board's office at least 48 hours before the meeting, excluding Saturday, Sundays and legal holidays at 781-326-4172 or selectboard@townhall.westwood.ma.us.

Pursuant to Chapter 2 of the Acts of 2023, amended 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. This meeting will be conducted via remote means. Members of the public who wish to access the meeting may do so by using the Webinar link below. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, for reasons of economic hardship and despite best efforts, we will post on the Town website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.

The Board of Appeals meeting will be conducted via remote participation pursuant to Governor Healey's signing the Acts of 2023, amended on March 28, 2025 which includes an extension of remote meeting options for public bodies through June 30, 2027.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88391484755?pwd=ldlKQ5G7MBE9Op10M2bIY0019Yg6nC.1>

Passcode:499988

Or Telephone: +1 305 224 1968 US +1 309 205 3325 US +1 312 626 6799 US (Chicago) +1 646 931 3860 US
+1 929 205 6099 US (New York) +1 301 715 8592 US (Washington DC) +1 689 278 1000 US
+1 719 359 4580 US +1 253 205 0468 US +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston)
+1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US +1 564 217 2000 US +1 669 444 9171 US
+1 669 900 6833 US (San Jose) **Webinar ID: 883 9148 4755**

Call to Order 7:00PM

- 81 Cobleigh Street- Continued from the 1/14/26 meeting-**The Board shall hear an application filed by Ryan Chipman pursuant to Westwood Zoning Bylaw Section §10.1.7 [Appeals], and §5.3 [Notes for Table of Dimensional Requirements] note 5, relative to a decision by the Building Commissioner provided in an email dated November 21, 2025, that note 5 allows for a portion of a building or structure to be located closer to the lot line than normally permitted, based on the actual height of that portion of the structure being less than 15 feet. The property is located in the SRA (Single Residential A) zoning district.
- 2. 11 Reed Avenue-**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.
- 8 Hillview Terrace-**The Board shall hear an application filed by Kyle Pernock of behalf of Spartan Ventures, LLC for Special Permits pursuant to the Westwood Zoning Bylaw Section §4.5.3.2.2 [Nonconforming Structure-

Vertical Extension]. The Petitioner proposes to construct a second story addition to an existing single-family home. The existing structure violates the both the front and rear setbacks. The proposed construction will extend the nonconformities vertically in both the front and rear setbacks. At the front, the main portion of the house being extended vertically is located 18.1' from the front setback where 25' is required. At the rear of the structure the proposed portions being extended vertically are as close at 18.8' to the rear setback where 30' is required. The property is located in the General Residence (GR) zoning district.

4. Administrative Items:

Approval of draft minutes from the January 14, 2026 meeting
Diligent Meeting Software
March and April meeting coverage

5. Other Business:

Reserved for topics not reasonably anticipated to be discussed

Note: Agenda items and order subject to change

NOTE: Per changes to Open Meeting Law, effective July 1, 2010, notice of any meeting of public body shall include "A listing of topics that the chair reasonably anticipates will be discussed at the meeting". Topics must give enough specificity so that the public understands what will be discussed, but not necessarily all items that may come up. Please list those topics above.

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