



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

RECEIVED

By Town Clerk at 2:48 pm, Mar 10, 2026

ORGANIZATION: ZONING BOARD OF APPEALS

MEETING

PUBLIC HEARING

AMENDED NOTICE:
DATE & TIME OF AMENDMENT:

(Please circle one that applies)

DATE: March 18, 2026

TIME: 7:00pm

LOCATION: REMOTE PARTICIAPTION

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/83829108807?pwd=bovocAKkA2dLM10NVzfkmb6ZXpkzml.1>

Passcode:093027

OR Telephone: +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) +1 305 224 1968 US +1 309 205 3325 US +1 669 444 9171 US +1 669 900 6833 US (San Jose) +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 **Webinar ID: 838 2910 8807**

Call to Order 7:00PM

- 51 Westland Avenue-** Modification of Special Permit granted by the Board on December 18, 2024 and stamped in the Office of the Town Clerk on January 2, 2025. The petitioner is requesting to modify condition #2 of the decision regarding screening. The applicant is requesting to install a 6' white vinyl fence instead of green giant arborvitaes trees.
- 48 Pond Plain Road-**The Board shall hear an application filed by Stephen David for a Special Permit pursuant to the Westwood Zoning Bylaw Section §4.5.3.3 [New or Expansion of a Nonconformity]. This filing is retroactive as a building permit has been issued for the project. The existing structure is nonconforming as it violates the front and both side setbacks. The Petitioner proposes to demolish a portion of the existing structure on east side that is 18' from the side lot line where 20' is required and located approximately 37' from the front lot line where 40' is required. The proposed addition to be constructed in its place, will be 15.5' from the side setback and located 41.2' from the front lot line. The gable end of this addition is partially over 15' in height creating approximately 145 sq. ft. of area that is nonconforming within the side setback. The nonconformity of the existing structure in this area is estimated to be 116 sq. ft. The new addition being located further from the front lot line which results in a single violation in this area instead of two. The approximate 29 sq. ft. increase in nonconforming area is determined to be de minimis and eligible for a special permit. The property is located in the Single Residence C (SRC) zoning district.
- 21 Wells Avenue-**The Board shall hear an application filed by Melissa Beecy for a Special Permit pursuant to the Westwood Zoning Bylaw Section §4.5.3.2.2 [Alterations of Nonconforming Structures-Vertical Extension]. The Petitioner proposes to construct a dormer addition to an existing single-family home. The existing structure violates the side setback on the east side at 9.1' were 15' is required. The proposed dormer addition would raise the height of that portion of the house, extending the existing nonconformity vertically. The property is located in the Single Residence D (SRD) zoning district.
- 158 Washington Street-**The Board shall hear an application filed by James Griffin for a Special Permit pursuant to the Westwood Zoning Bylaw Section §8.1 [Conversion of One-Family Dwelling]. Petitioner proposes to convert the existing single-family home located at 158 Washington Street to a two-family dwelling. The property is located

in the General Residence (GR) zoning district.

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5. Administrative Items:

Approval of draft minutes from the February 11, 2026 meeting
April meeting coverage

6. 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.*