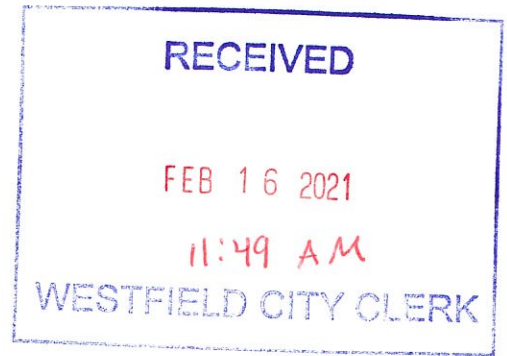




# City of Westfield

## ZONING BOARD OF APPEALS

Richard Sullivan III, Chair  
Sofia Bitzas, Member  
Christine Webster, 1<sup>st</sup> Alternate  
Kathleen Hogan-Friguglietti, 2<sup>nd</sup> Alternate



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## NOTICE OF PUBLIC HEARINGS, MEETING & AGENDA

Wednesday, March 3, 2021 at 7:15 PM

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §20, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the City of Westfield Zoning Board of Appeals will be conducted via remote participation. Specific information can be found on the City website at [www.cityofwestfield.org](http://www.cityofwestfield.org). For this meeting, members of the public who wish to listen to the meeting may do so by tuning into Channel 15 or Channel 12 or online at [westfieldtv.org](http://westfieldtv.org) or online at Youtube.com - Westfield Community Programming Channel. 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, despite best efforts, we will post on the City's website an audio recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting. Access information for the meeting is as follows:

### To View the Meeting:

Tune to Local Cable Channel 15 or 12, or go online to:  
[westfieldtv.org](http://westfieldtv.org) or [youtube.com](http://youtube.com) (Westfield Community Programming)

### To Join the Meeting by Internet:

Go online to [zoom.us/join](https://zoom.us/join) with Meeting ID: 890 4904 1578 & Passcode: V8Y!4Rt^

### To Join the Meeting by Phone:

Call 646-558-8656 with Meeting ID: 890 4904 1578 & Passcode: 82504385

1. Public Participation (on any matter not subject to a public hearing)
2. Public Hearings (and possible deliberation and decision) on the following petitions:

### Instructions for Participation:

Application/hearing materials can be inspected online at: [cityofwestfield.org/applications](http://cityofwestfield.org/applications) Comments will be accepted during the hearing by teleconference (see access information above). Public comment may also be submitted in advance, for receipt by 4pm on the hearing date, by mail to: Zoning Board of Appeals, 59 Court St. Westfield, MA 01085 or by email to: [j.vinskey@cityofwestfield.org](mailto:j.vinskey@cityofwestfield.org)

- (continuation) Barbara & David Prats seeking variance relief from 3-40.4(7) to allow the pursuit of a residential kennel with less than the required lot area at 65 Northwest Rd., zoned Rural Residential
- Nicholas Roy for a special permit per 4-30.2(f) & variance relief from 4-30.1(d) to allow an accessory structure with reduced side yard and exceeding 25' height at 312 E. Mountain Rd., zoned Rural Residential
- Angie & Richard Rios for variance relief from 3-170.8(1) to allow a dwelling on a lot less than 2 acres at 89 Pequot Pt. Rd., zoned Residence A & Water Resource

3. Review and acceptance of new applications & scheduling of public hearings

4. Discussion of possible zoning amendments: Definition/classification of dwelling occupants (family, lodgers, tenants, roomers); Revisions to address or limit merger doctrine impacts; Revisions to Section 4-10 (non-conforming uses/structures); Updating of definitions; other incidental ordinance amendments/topics that may arise
5. Review and approval of previous meeting minutes
6. Other Business/Future Agenda Items
7. Adjournment

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*The above-listed items are those reasonably anticipated to be discussed at the time of agenda publication; other items may be discussed to the extent permitted by law. The order of agenda items may be amended at the discretion of the Chair/Board.  
MGL Chapter 30A, Section 20(f) requires any person making an audio or visual recording of the meeting to first notify the Chair.*