

**AGENDA**  
**ZONING BOARD OF APPEALS**  
**WEDNESDAY, APRIL 27, 2022 at 6:30 P.M.**

1. **235 BEEDEN ROAD** – PAUL EASTWOOD and LINDA EASTWOOD for a finding that the proposed construction of a two-stall garage with mud room, and expand/alter the first floor is not substantially more detrimental to the neighborhood as mandated by Zoning Bylaw Article 5, Section 5.2.3; and for a variance to reduce the front-yard setback from 18.3 feet to 14.3 feet, instead of 25 feet, pursuant to Zoning Bylaw Article 7, Section 7.7.1. The subject property is located at 235 Beeden Road, Westport, Ma and is shown on Assessor’s Map 34, Lot 43D.

2. **844 SANFORD ROAD** - NELSON ROBLES, JR., Applicant, and ROBLES & SEELEY INVESTMENTS, LLC, Owner, for a Special Permit to construct a one-level detached, one-bedroom accessory apartment not greater than 750 square feet, as allowed by Zoning Bylaw Article 9, Section 9.5.2. The subject property is located at 844 Sanford Road, Westport, MA and is shown on Assessor’s Map 30, Lots 17-18C&H.

3. **71B SYLVIA’S LANE** - LARRY CULPEPPER for a finding that the proposed construction of a two-level single-family dwelling after demolition of existing structure is not substantially more detrimental to the neighborhood as mandated by Zoning Bylaw Article 5, Section 5.2.3; and for a variance from the 25-foot setback requirement on corner lots, to be reduced to an 11-foot setback at the front yard on a 20-foot private way, as required by Article 7, Section 7.7.1.1.3. The subject property is located at 71B Sylvia’s Lane, Westport, MA and is shown on Assessor’s Map 72, Lots 70 and 71.

**Action Items** – Administrative Items

- 1. Approval of minutes of Executive Session of March 14, 2022
- 2. Approval of minutes of meeting of March 30, 2022.
- 3. Casey Amaral – 581C Drift Road - Status

**Correspondence**

**Topics not reasonably anticipated forty-eight (48) hours in advance of meeting.**

**Other business**

Adjournment

DATE/TIME  
RECEIVED BY  
TOWN CLERK

APR 19 22 01:11

*Stella Amaral*  
Town Clerk

**MEETING NOTICE**  
**ZONING BOARD**  
**OF APPEALS**

Board/Committee

**Wednesday**

Day

**APRIL 27, 2022**

Date

**6:30 p.m.**

Time

**816 Main Road**  
**2<sup>nd</sup> Floor Meeting Room**

Place of Meeting

**Regular Business**

Purpose

*Maria J. Bruce*

Signed