

**Town of Westwood
Zoning Board of Appeals
EOC/Training Room, Westwood Police Station
Meeting Minutes –November 14, 2018**

Members Present: John Lally, Acting Chair, Doug Stebbins, Dave Belcher

Staff Members Present: Sarah Bouchard, Housing & Zoning Agent

Mr. Lally gave a brief description of the proceedings. All those present for the meeting who anticipated giving testimony were sworn in.

Applications

Address: 70 Bay Colony Drive

Petitioner: John Bruno

Project: Application for Special Permit under §4.3.3.2

John Bruno, applicant and builder for the project, introduced the proposal to construct a 4 car garage. Melissa Lukowski, homeowner, was also present. He described the project as a new construction home on a 2 acre lot with a 4 car garage for seasonal storage of a vehicle.

Mr. Bruno presented an exterior elevation and stated that a fourth garage bay helps to balance out the house visually. He stated that the proposal is not a commercial project, rather a residential home only. He showed a photo of the proposed doors for the garage bays, which will have shingle siding and stone piers between each bay with transom windows above doors.

Mr. Lally asked if the foundation and framing is underway. Mr. Bruno replied that it is.

Mr. Lally asked if the home will be the principal residence of owner. Ms. Lukowski replied yes. Mr. Lally asked if any commercial vehicles or hazardous materials are to be stored in the garage. Ms. Lukowski stated no.

Mr. Lally asked if the plantings on the side of the property will be maintained. Mr. Bruno stated that they will be removing dead trees only but that there is a significant landscaping plan that adds to the plantings presently there.

Mr. Lally asked if the applicant was proposing to import/export more than 200 cubic yards of earth material. Mr. anticipated about 75 yards of loam and acknowledged the Earth Material Movement special permit requirements.

Mr. Belcher asked if input had been received from neighbors. Mr. Bruno and Ms. Lukowski stated that there was abutter involvement with the Conservation Commission hearings and they were generally supportive of the project by the end of those hearings. No comments were received about the garage.

Mr. Belcher asked the distance from the side or the garage to the setback. Mr. Bruno replied that it is 53 feet and 1 inch.

Mr. Stebbins asked if the garage doors are proposed to be flush with one another. Mr. Bruno replied that yes they will be on the same plane.

Mr. Belcher described an effort by the ZBA to mitigate a “wall effect” of garage doors in previous applications. Mr. Bruno stated that the view of a 4th garage door will be minimal from the street due to it being side facing.

Mr. Lally opened the hearing to the public for comment. Hearing none, the Board moved to a vote.

On a motion by Mr. Stebbins which was seconded by Mr. Belcher, it was voted unanimously to approve a special permit for 70 Bay Colony Drive under Section 4.3.3.2.

Vote to Approve Meeting Minutes

On a motion by Mr. Stebbins which was seconded by Mr. Belcher, it was voted unanimously to approve meeting minutes from October 17, 2018.

Vote to Adjourn

On a motion by Mr. Stebbins which was seconded by Mr. Belcher, it was voted unanimously to adjourn the meeting.

The hearing adjourned at 8:01 PM.

List of Documents:

70 Bay Colony Drive

- Zoning Board application; plans and associated attachments