

**Town of Westwood
Zoning Board of Appeals
Carby Street Municipal Office Building
Meeting Minutes – December 20, 2017**

Members Present: John Lally, Acting Chair, Douglas Stebbins, David 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: 2 Overlook Avenue

Petitioner: Mark Karafotias

Project: Application to amend Special Permit previous granted under § 4.5.6

Mr. Lally read the legal notice into the record.

Mark Karafotias, homeowner, introduced the request. He stated that when the foundation for the garage was poured, the forms kicked out and the foundation shifted. The error resulted in the addition of inches to the footing, which pushed measurements toward the neighbor's house. This did not pass final inspection. It was unplanned and now he is requesting additional relief on the previously approved special permit.

Mr. Lally clarified that the garage got wider. Mr. Karafotias confirmed that it did. Mr. Lally and Mr. Karafotias reviewed the as-built plot plan to determine which setback measurements apply.

Mr. Stebbins reviewed a photo submitted and asked if there was a bow in the foundation. Mr. Karafotias confirmed that the additional inches needed to pass the inspection were to correct the bow.

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 amend the Special Permit previously approved for 2 Overlook Avenue under former Section 4.5.6 to reflect the as-built plot plan.

Address: 63 Loring Street

Petitioner: Daniel and Rada Hallissey

Project: Application for Special Permit under § 4.5.3.2.2

Mr. Lally read the legal notice into the record.

Rada Hallissey, homeowner, introduced the proposal to construct a second floor addition in order to increase floor space and create private space for family. She described the proposal as compliant to the neighborhood, with many neighboring homes having two floors.

Mr. Lally asked Ms. Hallissey to describe the floor plans. Ms. Hallissey stated that the second floor would add two bedrooms and a bathroom. She stated that the footprint would not change.

Mr. Lally asked if the proposed average height of the home was in compliance with the bylaw. Ms. Bouchard stated that the Building Commissioner had not raised height as a noncompliance in his review of the plans.

Mr. Belcher asked if the foundation would remain the same with a new two foot overhang on the second floor. Dan Hallissey responded that the foundation would be reinforced but not expanded.

Mr. Lally asked if the petitioners had spoken to their neighbors. Mr. Hallissey provided 4 letters of support from neighbors and submitted photos of similar neighboring homes.

Mr. Lally opened the hearing to the public.

Abby Glazer, 55 Loring Street, stated her concern and opposition to the proposal as direct abutters to the subject property. She described concerns relative to privacy and loss of natural lighting.

Avi Glazer, also of 55 Loring Street, requested that the proposal be amended to include fewer windows on the side facing their property.

Hearing no additional statements from the public, Mr. Lally closed the hearing to the public and the Board began deliberations.

Mr. Lally stated his opinion that he does not believe the proposal to be intrusive and is consistent with the neighborhood.

Mr. Belcher stated his belief that the home contains less windows on the abutters' side than other homes in the area. He stated that he believes the proposal to fit the requirements of the bylaw.

On a motion by Mr. Stebbins which was seconded by Mr. Belcher, it was voted unanimously to approve a Special Permit under Section 4.5.3.2.2 for 63 Loring Street.

Address: 168 Pond Plain Road

Petitioner: Eduart Gollosi

Project: Application for Special Permit under § 4.5.3.2.3

Mr. Lally read the legal notice into the record.

Eduart Gollosi, homeowner, introduced the proposal to build a front porch that encroaches into the setback no more than 4 feet.

Mr. Lally asked if the demo permit was already granted. Mr. Gollosi confirmed that both the demo and building permits were granted, but since the porch requires relief, the applications were separate.

Ms. Bouchard clarified for the Board which plot plan was under review, as there had been recent revisions, and introduced a memorandum from the Building Commissioner that stated no variance is required, just the special permit considerations under Bylaw Section 4.5.3.2.3.

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 under Section 4.5.3.2.3 for 168 Pond Plain Road to include common conditions made by the Board of Health.

Address: 1464 High Street

Petitioner: Margery Eramo

Project: Application for Special Permit under § 8.5 and § 4.3.3.12 and Variance under § 8.5.6

Phil Eramo, homeowner, introduced the proposal to construct an accessory apartment in the subject property. He stated that the applicant, his mother, is residing in the home currently. The proposed accessory apartment will be on the walkout lower level, and noted that the most recently submitted plan meets the size requirements of the Bylaw and does not require a variance.

Ms. Bouchard reviewed the most recent plan submitted to the Board and noted the most recent memorandum from the Building Commissioner that stated the revised plan does not require a variance.

Mr. Belcher asked about the locations of windows and means of egress. Mr. Eramo reviewed the plans to provide that information.

Mr. Lally asked if this was a principal residence for applicant. Ms. Bouchard confirmed that Margery Eramo is on the deed according to the town's assessor's database. Mr. Eramo stated that Ms. Eramo would be residing there.

Mr. Lally opened the hearing to the public for comment.

Leonard Ferrantino, 35 Oriole Road, inquired about the status of a 2 car garage being constructed. Mr. Lally responded that the only matter before the Board is the accessory apartment, and that if the Special Permit for the accessory apartment is denied, the applicant may still proceed with construction that is permitted and allowed by right.

Julianna Belding, 19 Oriole Road, asked about the process of recertifying special permits for accessory apartments. Ms. Bouchard reviewed the requirements of the bylaw relative to owner occupancy and recertification.

Mr. Lally closed the hearing to the public and 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 under Sections 8.5 and § 4.3.3.12 for 1464 High Street.

Public Hearing

Petitioner: Zoning Board of Appeals

Project: Proposed Revision of Administrative Rules & Regulations of the Zoning Board of Appeals

Mr. Lally read the legal notice into the record.

Ms. Bouchard introduced the proposal to revise the Administrative Rules & Regulations of the Zoning Board of Appeals. Proposed changes are to address new application procedures relative to online permitting. Changes will also include

minor housekeeping items. Ms. Bouchard updated the Board on the status of the new digital permitting software. Ms. Bouchard described the intention of this public hearing to receive comment, suggestions and ideas from the public on Board procedure and regulation.

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

On a motion by Mr. Stebbins which was seconded by Mr. Belcher, it was voted unanimously to continue the hearing to a regularly scheduled meeting on February 28, 2018 at 7 pm in the Selectmen's Meeting Room at Town Hall, 580 High Street.

Vote to Approve Minutes

On a motion by Mr. Stebbins which was seconded by Mr. Belcher, it was voted unanimously to approve the minutes for the meeting held on November 15, 2017.

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 8:11 PM.

List of Documents:

2 Overlook Drive

- Zoning Board application; plans and associated attachments

63 Loring Street

- Zoning Board applications; plans and associated attachments

168 Pond Plain Road

- Zoning Board applications; plans and associated attachments

1464 High Street

- Zoning Board applications; plans and associated attachments