

**Town of Westwood  
Zoning Board of Appeals  
Carby Street Municipal Office Building  
Meeting Minutes – January 20, 2016**

**Members Present:** David W. Krumsiek- Chairman, John F. Lally, Douglas C. Stebbins

**Staff Member Present:** Louise C. Rossi - Administrator

Mr. Krumsiek gave a brief description of the proceedings and all were sworn in who anticipated giving testimony.

**Application**

**134 Pond Street**

**Applicant:** Richard Homer on behalf of Kenneth & Karen Kafka

**Project:** Amendment to a Special Permit granted December 12, 2014

Mr. Krumsiek read the legal notice pertaining to this application.

Mr. Homer addressed the Board and explained that he was the former owner of the property who in 2014 petitioned to voluntarily demolish the house on site and replace it with a new house. Mr. Homer sold the lot last year and the plans for the house were modified for a more bungalow style house than a cape-style house. As the contractor on the project, he demolished the house and poured the foundation for the new house. He was subsequently notified by the Building Department that the poured foundation was located outside the approved foundation and on a different location on the lot than originally approved in 2014. Consequently, an amendment to the original special permit is necessary to approve the foundation as poured. Mr. Homer stated that the current new house is 2' wider and 2' deeper than the original plan, but that the ridge of the roof was lowered to 22.5'. The new location of the foundation on the lot centers and straightens it more on the property and looks better.

Jessica Knap – 16 Crouse Avenue – examined the new plans and inquired as to the rear set back which is now 23.8' versus the original setback with the old structures of 9'.

No one else spoke either in favor of or against the project.

*On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to grant an amendment to the original special permit dated December 12, 2014 to reflect a modification to the footprint of the new house.*

### **New Business**

Ms. Rossi suggested a change in the fee structure which would consolidate the ranges and help defray the expense of postage rate increases. Application fees have not been raised in over 11 years at the same time that postage fees rise almost annually. The Board adopted the single fee rather than retain an obsolescent, graduated fee based on abutter numbers. The new fees will be posted as follow:

- Residential Property Special Permit/Variance/Appeal Application \$168.00
- Commercial Property Special Permit/Variance/Appeal Application \$330.00
- Comprehensive Permit Application \$2530.00

*On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to approve the change in the application fee schedule by reducing the classifications and increasing the fee to account for increases in the costs of processing.*

### **Update**

Ms. Rossi informed the Board of a request made by Lindsey Mahoney Almenas for the return of the filing fee she paid in the amount of \$150 when she prematurely filed an appeal of the Building Commissioner's response to excavation activities occurring at Mill Street, Parcel 1.

*On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to approve the refund of the filing fee as a courtesy to Ms. Almenas.*

### **Approval of Minutes**

*On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to approve the Minutes of December 16, 2015.*

The hearing adjourned at 7:45 PM.