

**Town of Westwood  
Zoning Board of Appeals  
Carby Street Municipal Office Building  
Meeting Minutes – February 17, 2016**

**Members Present:** John F. Lally – Acting Chairman, Douglas C. Stebbins, David M. Belcher

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

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

*On a motion by Mr. Lally which was seconded by Mr. Belcher, it was voted unanimously to appoint Douglas C. Stebbins as Acting Clerk.*

**Application**

**65 Colburn Street**

**Applicant: Flynn Builders Inc.**

**Project: Special Permit under Section 4.5.8.3**

Mr. Lally read the legal notice pertaining to this application and explained that this application was withdraw last December due to concerns with the height of the proposed structure.

David Flynn, owner of the property and principle of Flynn Builders, Inc. explained that the plans had been changed to reflect a lower height by removing the walk-up attic. The average height is now 24.5' which is under the allowable average height of 25'. The initial height of the new structure was going to be 27.5'. The whole building was reduced in height and not just the pitch of the roof. He stated that the single story garage, while larger than the original garage will be the same 12' height and setback a little farther on the property. The bulk of the building is set back 37.5' from the front setback; however, this is reduced to 30.5' with the addition of the covered farmer's porch. Mr. Flynn reiterated that the new house is consistent with what has been built in the neighborhood over recent years.

Andrew Buttner – 71 Colburn Street – commented that one side of the street is zoned Residential C while his side of the street is zoned Residential D. He would like to see the proposed house conform to Residential Zone D standards.

Mr. Flynn explained that the new house will be 2900 SF comprised of four bedrooms, and that it will be an improvement over what is in place now.

Katrina Starodymova – 61 Colburn Street – additionally expressed her concern about the size of the house.

Alex Generozov – 61 Colburn Street – inquired if once this is constructed, could the owner then build higher? Mr. Lally stated that the Building Commissioner enforces the filed plans and the Town Bylaw.

Mr. Belcher inquired about a buffer between the properties on the left side of the house and Mr. Flynn commented that he would provide a vegetative buffer. He also commented that the original concerns with the height had been addressed.

Ms. Rossi commented that the standard requirements of the Board of Health had to be followed during the demolition and that there were no conservation issues.

Mr. Lally commented that the application was not detrimental to the neighborhood and Mr. Stebbins approved the manner in which the height was addressed. Mr. Belcher concurred with the Board and restated his concern that a buffer be provided between the properties to the left of the house.

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

*On a motion by Mr. Stebbins which was seconded by Mr. Belcher, it was voted unanimously to grant the special permit to demolish the existing structure and replace it with a new house, that the Petitioner abide by all the requirements listed in the Board of Health memorandum to the Board of Appeals dated December 7, 2015 and that buffer zone plantings be installed at the property line on the left side of the house.*

#### **Approval of Minutes**

*On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to approve the Minutes of October 15, 2014 and July 15, 2015.*

The hearing adjourned at 8:000 PM.

**ZONING BOARD of APPEALS  
MEETING MINUTES  
February 17, 2016**

**List of Documents:**

65 Colburn Street

- Zoning Board application filed 1-19-16 with attached plot & house plans
- Memorandum from the Board of Health to the ZBA dated 12-7-15
- Building Inspector Comments for 2-17-16
- Conservation Commission comments dated 2-3-16