

**Town of Westwood  
Zoning Board of Appeals  
Carby Street Municipal Office Building  
Meeting Minutes – March 16, 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. Belcher which was seconded by Mr. Lally, it was voted unanimously to appoint Douglas C. Stebbins as Acting Clerk.*

**Applications**

**375-411 Providence Highway**

**Applicant:** AMR Real Estate Holdings – Westwood LLC

**Project:** Amendment to Special Permits under Sections 4.1.5.8 and 4.1.5.9

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

David Mackwell of Kelly Engineering informed the Board that his company did the original plans for the redevelopment of the site and that subsequent to the Board approving the special permits, some minor modifications were approved by the Planning Board. At this time, he would like the Board to approve the minor modifications accepted by the Planning at their November 3, 2015 meeting and which were filed in their decision with the Town Clerk on December 30, 2015. Mr. Mackwell stated that his appearance here was in conformity with Condition #2 of the ZBA's original special permits that any change in the plans made by the Planning Board and not considered de minimus by the Building Commissioner should be brought back before the Board.

Mr. Kelly cited modifications as curb cut changes mandated by the MA Department of Transportation, change in the location of some parking spaces to facilitate the movement of fire trucks and negligible changes to the elevations in the buildings to decrease the number of truck trips to move soil. He mentioned that while the ZBA gave the special permits for the use, these changes reference particulars on the site and change the final approved plans.

Jennifer Killilea – 83 Willard Circle – questioned some of the changes and reviewed the plan with Mr. Macklin.

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 approve an amendment to the Special Permits granted by the Board and filed with the Town Clerk on April 28, 2015 so that a modification to the project plans revised as of September 15, 2015 and approved by the Planning Board on December 30, 2015 be substituted for the plans originally filed with the Zoning Board, and that a copy of the Planning Board's decision be attached.*

**62 Windsor Road**

**Applicant:** Tim Fiorillo on behalf of Mr. & Mrs. Brian Ash

**Project:** Special Permit under Section 4.5.6

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

Mr. Fiorillo, the contractor, spoke on behalf of the owners who purchased the house in January. They would like to add a playroom to the already partially finished attic. They would accomplish this with the addition of a shed dormer on the rear of the house. The peak would not be changed and in order to maintain the appearance of a colonial style house, the dormer would not extend within two feet of the edge of the roof. The space will be accessed by existing interior stairs and the pitch of the roof will be 2/12 to allow for sufficient head room. Mr. Fiorillo said that the Building Commissioner would be given more detailed, structural plans than those submitted with the zoning application. The room size will be approximately 13' x 30' and the average height of the house will be 26.5'.

Mrs. Ash informed that Board that she had spoken with their side abutting neighbors.

*On a motion by Mr. Stebbins which was seconded by Mr. Belcher, it was voted unanimously to approve the Special Permit under Section 4.5.6 and that full, detailed structural plans be submitted to the Building Department as required.*

**71 Colburn Street**

**Applicants: Mr. & Mrs. Andrew Buttner**

**Project: Special Permit under Section 4.5.6**

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

Mr. Buttner informed the board that they bought the house in 2005 and now need additional space which they propose achieving with the addition of a full second floor and an attic dormer for a playroom. They would also like to cover the front entrance with a portico which will violate the front setback. He mentioned the zoning of Colburn Street and that one side is Zone D and his side is Zone C which requires greater setbacks.

Richard Vana of Vana Construction attempted to explain the average height of the house with the additions.

Mr. Lally mentioned the Building Commissioner's comments which indicated an inability to determine the average height due to erroneous calculations on the plans.

*On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to continue the hearing to April 20, 2016 at 7:00PM in the Champagne Meeting Room at 50 Carby Street in order to allow the contractor to furnish acceptable height figures to the Building Commissioner.*

**Approval of Minutes**

*On a motion by Mr. Lally which was seconded by Mr. Belcher, it was voted unanimously to approve the Minutes of February 17, 2016.*

The hearing adjourned at 8:15 PM.

**List of Documents:**

375-411 Providence Highway
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| <ul style="list-style-type: none"><li>• Zoning Board application filed 1-29-16 with attached plot &amp; house plans</li><li>• Planning Board Minor Modification of EIDR filed 12-3—15</li><li>• Planning Board Comments dated 3-10-16</li><li>• Building Inspector Comments for 3-16-16</li></ul> |
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- Conservation Commission comments dated 2-26-16

62 Windsor Road

- Zoning Board application filed 2-17-16 with attached plot and house plans
- Planning Board comments dated 3-10-16
- Building Inspector comments for 3-16-16
- Conservation Commission comments dated 2-26-16
- Four letter submitted to Board 3-16-16 signed by abutters agreeing to plan
- Staff photographs of site

71 Colburn Street

- Zoning Board application filed 2-17-16 with attached plot and house plans
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- Building Inspector comments for 3-16-16
- Conservation Commission comments dated 2-26-16
- Staff photographs of site