

Town of Westwood
Zoning Board of Appeals
Carby Street Municipal Office Building
Meeting Minutes – November 18, 2015

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.

Applications:

48 Lull Street

Applicant: Anne Consoletti Schultz

Project: Special Permit under Section 4.5.6

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

Ms. Schultz explained to the Board that in order to expand the house, she would like to add a full shed dormer to the rear of the house. This will add two bedrooms and a bathroom upstairs and allow her mother to move in with the family. She stated she has spoken to neighbors on either side of her house and that there are no neighbors in the rear as it is part of the on/off ramp for Route 128.

Ms. Rossi mentioned that she had spoken with Robert W. Dennis, the structural engineer for the project who stated that the average height of the house upon completion of the addition would be 16.5'.

No one spoke either for or against the project.

On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to grant the special permit in order that a full shed dormer may be built onto the rear of the house.

54 Birch Tree Drive

Applicants: Mr. & Mrs. Joseph B. Dowd

Project: Special Permit under Section 4.5.6

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

Mr. Dowd introduced Daniel Merrikin as the project engineer who went on to explain that the lot is undersized and the existing garage is 10.8 feet from the side line and the house is 39.6' from the front lot line. With the addition of a two car garage and a front entrance with a portico, these figures will change to 8.8' and 35.7' respectively. There will also be a two story addition on the rear of the house which will be connected to the garage. The height of the new construction will be slightly under the existing roofline.

Mr. Dowd stated that he has spoken to his neighbors who are supportive of the project and that the house will increase in size from approximately 1360 s.f. to 2250 s.f. He is also working with the Conservation Commission on wetland issues.

Philip Eramo – contractor for the project stated that he has built in the neighborhood previously and the design was the best that it could be given the size of the lot.

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 the special permit under Section 4.5.6 to allow additions to the house which will violate the front and side setbacks.

50 Carby Street

Applicant: Town of Westwood

Project: Special Permit under Section 9.3.5

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

Jim McCarthy, Facilities Manager for the Town stated that a new emergency generator is required to support the municipal office building at Carby Street, the house used on site by the Recreation Department and the fuel pumps which are used by the Police and Fire Departments as well as Dedham Westwood Water District vehicles.

The new unit will be a 500 galleon, double walled construction unit with overflow capacity of 110%. It will be installed on a concrete pad and there will be a contract for the inspection and maintenance of the tank.

When Mr. Lally inquired if fencing would be necessary, Mr. McCarthy mentioned there are cameras on site which ameliorate the need for a fence.

Ms. Rossi stated that since this special permit would be granted in the Water Resource Protection Overlay District, that written responses on the project were received from the Building Commissioner, Conservation Commission, Dedham Westwood Water District, the Fire Department, the Board of Health and the Planning Board. Only the DWWD and the Fire Departments had comments which encompassed a plan for oil delivery and a spill response plan.

No one 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 the special permit under Section 9.3.5 upon the conditions that the Dedham Westwood Water District and the Fire Department be supplied with a delivery plan and a spill response plan.

101 Station Drive

Applicant: Westwood Developer LLC
Project: Special Permit under Section 6.2.15

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

Aaron DeCarolis of Advanced Signing spoke on behalf of the property owners. In addition to the four special permits for signs already issued by the Building Department, the company would like to add three more signs as indicated on their plan dated October 27, 2015. The building has space for five tenants of which two have been secured. The double sided signs will direct traffic to parking and delivery areas. Signs #2 and # 6 will be changeable in order to be updated when a new tenant arrives. The location of Sign #5 will be for a dedicated entrance for the two new tenants and may also be renamed. The construction will be aluminum and setback 16', therefore not impeding traffic. The signs will aid in the organization of the site and allow for directional signs to avoid confusion which could impede businesses expecting deliveries.

Ms. Rossi read a letter signed by seven residents of Partridge Drive and Hemlock Drive requesting the Board considers the lighting of signs in order that they do not spill over into their neighborhood.

Mr. DeCarolis said there will be no up-lighting of the signs and will not be internally illuminated. He did state that Sign #5 will have an external wash light.

No one 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 the special permit for additional signage under Section 6.2.15 upon the conditions that no light shall affect the abutting neighborhood, that Sign #5 may be lit as long as it does not affect the neighbors and should that not be the case, then the matter may be revisited and there shall be no internal lighting of the signs.

Vote to Approve Minutes:

On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to accept the Minutes of Meetings held on the following dates: November 19, 2014, December 17, 2014, January 21, 2015, February 25, 2015, March 18, 2015, April 15, 2015, June 17, 2015, August 10, 2015, September 9, 2015 and September 16, 2015.

The hearing adjourned at 7:55 PM.