

Town of Westwood
Zoning Board of Appeals
Carby Street Municipal Office Building
Meeting Minutes

January 21, 2015 **DRAFT**

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:

135 Arcadia Road

Applicants: Robert Menyhert & Sharon Donald

Project: Special Permit under Section 4.3.3.12

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

Ms. Donald informed the Board that they purchased the property in 2002 and that approximately 2000; the then owners constructed a detached building comprising two bedrooms with a bathroom and living room, kitchen and dining area. This measures 768 square feet. At the time of purchase, they were unaware that they would need to renew a special permit for an accessory apartment and would like to rectify the situation. They are currently undergoing an entire remodel of their main residence and are living in the accessory building now. The accessory dwelling is also utilized when family comes to stay. There is no driveway access to the building, however, the driveway to the main house is in excess of 90 feet long and provides sufficient space for parking vehicles from both dwellings. Evergreens surround the property which maintains a very private appearance.

Robert Castro – 165 Arcadia Road – spoke in favor of the project.

No one else at the meeting 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 for an Accessory Apartment in the detached dwelling on site.

104 Beechnut Road

Applicant: Mr. Shamus Downey

Project: Variance from Section 4.4.2.3 and Special Permit under Section 4.3.3.12

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

Ms. Rossi explained to the Board that a letter dated January 15, 2015 was received from Mr. & Mrs. Downey requesting they be allowed to withdraw their petition without prejudice in order to reconsider the project.

No one at the meeting spoke either for or against the matter at hand.

On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to allow the withdrawal, without prejudice, of the application by Mr. Downey for zoning relief under Section 4.4.2.3 and Section 4.3.3.12.

Vote to Adopt Rules & Regulations:

Mr. Krumsiek asked for a motion to accept the draft dated January 21, 2015 of proposed Rules and Regulations for the Westwood Zoning Board of Appeals as Special Permit Granting Authority.

No one at the meeting spoke either for or against the project.

On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to accept the proposed Rules and Regulations of the Westwood Zoning Board of Appeals as Special Permit Granting Authority, promulgated January 21, 2015.

Vote to change the regularly scheduled February Meeting:

Upon consideration of upcoming Land Use meetings relative to subjects upon which the Board of Appeals will be asked to act, it was decided that the February meeting should be held later in the month and that interested parties be notified by mail of this.

No one else at the meeting spoke either for or against the project.

On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to change the February Meeting of the Board of Appeals to Wednesday, February 25, 2015 at 7:00PM in the Selectmen's Meeting Room, second floor, Westwood Town Hall, 580 High Street.

Discussion:

The Board discussed the existing bylaw regarding accessory apartments and considered Ms. Rossi's suggestion that the Planning Board be asked to expand the language of it to aid in its comprehension. This was approved with Ms. Rossi doing further research into how abutting Towns handle accessory apartments.

The hearing adjourned at 8:00 PM.