

**Town of Westwood
Zoning Board of Appeals
Carby Street Municipal Office Building
Meeting Minutes – December 16, 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

165 Pond Street

Applicants: Mr. & Mrs. Bradley Harris

Project: Special Permit under Section 4.5.6

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

Mr. Harris informed the Board that his family has lived in the house for eleven years and are in need of more space. The footprint will not be expanded as they seek to add a second floor. The additional full story will contain three bedrooms and two baths. Due to the configuration of the house, the use of dormers was not an option. Mr. Harris submitted to the Board a petition signed by eighteen neighbors approving the project.

Steve Hansen, contractor for the project explained that approximately six weeks ago, the Building Department issued a Stop Work Order in order for him to secure a permit. Mr. Hansen stated that time considerations prompted him to go forward with construction. According to him, the average height of the house with the second floor will be 24'.

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 4.5.6 in order that a second story may be added to the residence.

101 Station Drive

Applicant: Advanced Signing on behalf of National Development – Westwood Developer LLC

Project: Special Permit under Section 6.2.7 and Section 6.2.15

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

Heather Dudko – 27 Old Meeting House Road, Auburn, MA spoke as the representative from Advanced Signing which is the company preparing the signs for the entire project. She stated that their request is for a wall sign for one tenant, General Dynamics. The allowable sign footage has already been used for ground and directional signs. The proposed sign will be 17" black letters which will be viewed as white at night. There will be internal illumination by LED light within the channel letters. The letters will be

flush mounted to the building and comprise 46.4 SF of sign. Ms. Dudko recognized that other tenants will need to come before the Board, if necessary, for their individual signs.

When the Board inquired as to the hardship the lack of this particular sign entailed, Ms. Dudko responded that without identification on the building, visitors might be reluctant to access the building and confirmation of tenancy is useful.

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 Sections 6.2.7 and 6.2.15 to allow a sign to be mounted on the exterior of the building with the conditions that all lighting of the sign shall be terminated by 9:00PM and that all other requirements of Section 6.2 of the Westwood Zoning Bylaw entitled Signs and pertinent to this site shall be observed.

65 Colburn Street

Applicant: Flynn Builders Inc.

Project: Special Permit under Section 4.5.8.3

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

David Flynn – 30 Gloucester Road of Flynn Builders Inc. stated that he purchased the home with the intent to remodel and then realized it needed to be demolished in total. He presented his new plan for a house which he stated was consistent with the existing setbacks except for height and front setback. The average height of the new structure will be 27.5' and the house will extend farther back on the lot. The third floor will remain empty. Mr. Flynn mentioned that it is a narrow lot, consequently, there will only be a one car garage.

Mr. Lally inquired as to the pitch of the roof.

Alex Generozov – 61 Colburn Street – indicated that the noise of the demolition and rebuilding would be onerous.

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

Andrew Buttner – 71 Colburn Street – disapproved of the proposal on the basis that the new building should stay within the zoning bylaw.

Mr. Krumsiek opined that the plans might be redone with more input from the neighbors.

Mr. Flynn mentioned that the neighborhood was changing with many houses being either remodeled or rebuilt.

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 allow the withdrawal, without prejudice, of the application to allow the owner to rework the design plans.

Vote to Approve Minutes: *On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to approve the Minutes for the meetings held on September 23, 2015 and November 18, 2015.*

Updates:

Mill Street – Parcel 1 – the Board was informed that the Building Department issued a Cease and Desist Order to stop work on the property until the owner files for an Earth Material Movement Special Permit with the Planning Board.

The hearing adjourned at 8:10 PM.