

Town of Westwood
Zoning Board of Appeals
Remote Participation, Zoom Video Conference Call
Meeting Minutes – August 18, 2021

Members present: Chair John Lally, Michael McCusker, and Linda Walsh.

Staff Members Present: Director of Community & Economic Development Nora Loughnane.

The meeting was called to order by Chair John Lally at 7:00 pm. Ch. Lally gave a brief description of the proceedings, including a description of instruction for remote participation by the public. All those present for the meeting who anticipated giving testimony were sworn in.

Applications

Address: 56 Pine Lane

Petitioner: Gregory Parker

Project: Application for Special Permit pursuant to Westwood Zoning Bylaw Sections §4.3.3.12 [Accessory Uses – Accessory Apartments] and 8.5 [Accessory Apartments]

Ch. Lally read the legal notice into the record. He stated that the application proposes to construct an accessory apartment in the basement of the existing residential structure on the subject property, which is located in the Single Residential A (SRA) zoning district.

Gregory and Sue Parker presented their Petition to the Board. Mr. Parker stated that he wished to create an Accessory Apartment in their home to accommodate his elderly father and disabled sister.

Ch. Lally asked how large the apartment would be. Mr. Parker said that the apartment would be in the existing structure and would be approximately 900 square feet. Ms. Loughnane said that the Building Commissioner measured the proposed Accessory Apartment to be 888 square feet.

CH. Lally confirmed that the property is the Gregory's principal residence and that the proposed Accessory Apartment would be the only other dwelling unit located on the property besides the principal residence. Ch. Lally asked how many cars were parked at the property regularly and if there would be sufficient parking for the Accessory Apartment residents' cars. Mr. Parker replied that the driveway can accommodate six cars. He noted that his sister does not drive, but his father does.

Ch. Lally asked Mr. McCusker and Ms. Walsh if they had any questions.

Mr. McCusker asked how many cars are currently parked on the property. Ms. Parker responded that there are 3 cars at present. She said there would be enough room in the driveway for Mr. Parker's father's car. Mr. McCusker asked if the parking area for the additional car would be screened from the view of the neighbors and if the Parkers were also requesting a special permit for parking or storage of more than three cars. Ms. Parker said that car would be parked in the driveway and not screened. Mr. Parker said that they could eliminate the fourth car if necessary. Ms. Parker said that they had previously had four cars when their other daughter lived in the home and they were not asked to obtain a special permit.

Mr. McCusker asked Ms. Loughnane if a special permit for parking was needed. Ms. Loughnane stated that, in the case of an Accessory Apartment, a special permit is needed when there are more than four vehicles on a property. She also noted that requirements for screening of a parking area is only needed if there are five or more vehicles on the property. Ch. Lally noted that the Board could impose conditions on a Special Permit requiring screening of parking with a fence or vegetation if it deemed appropriate.

Ms. Walsh asked if a contractor had been hired to do the work. Mr. Parker said that he may do the work himself but would make that decision after receiving a special permit. Ms. Walsh asked if Mr. Parker's sister would be living at the home on a long-term basis. The Parkers responded that Mr. Parker's sister would live at the home for as long as she wished. Ms. Walsh confirmed that there was no garage on the property.

Ch. Lally opened the hearing to the public for comment. Jessica Hennessey of 63 Pine Lane spoke in favor of the application. She also made two favorable comments in the Questions & Answer queue.

Ch. Lally asked if there were any other questions or comments. Ms. Loughnane stated that there were no raised hands among the attendees and no other comments in the Question & Answer queue. Ch. Lally declared the hearing closed.

Mr. McCusker moved that the Westwood Zoning Board of Appeals grant the Petitioner's request for a Special Permit pursuant to Westwood Zoning Bylaw Sections §4.3.3.12 [Accessory Uses – Accessory Apartments] and 8.5 [Accessory Apartments]. The Motion was seconded by Ms. Walsh. Ch. Lally called a roll call vote; the Board voted unanimously via roll call to grant the Petitioner's request for a Special Permit.

Vote to Approve Meeting Minutes

Ch. Lally asked Ms. Walsh and Mr. McCusker if they had reviewed the minutes of the May 19, 2021, and June 16, 2021 meetings. Ms. Walsh stated that she was not serving on the Board at the time of that meeting and would abstain from voting to approve the meeting minutes.

Ch. Lally moved that the Westwood Zoning Board of Appeals approve meeting minutes from May 19, 2021, and June 16, 2021. The Motion was seconded by Mr. McCusker. Ch. Lally called a roll call vote; the Board voted 2-0-1 to approve meeting minutes from May 19, 2021, and June 16, 2021, with Ms. Walsh abstaining from the vote.

Vote to Adjourn Hearing

On a motion by Ch. Lally, seconded by Mr. McCusker, the Committee voted unanimously on a roll call vote to adjourn the meeting at 7:27 pm.

List of Documents:

56 Pine Lane

- Zoning Board application; plans and associated attachments