

**Town of Westwood
Zoning Board of Appeals
Champagne Meeting Room, Carby Municipal Building, 50 Carby Street
Meeting Minutes –October 16, 2019**

Members Present: Jack Lally, Chair, Doug Stebbins, Mike McCusker

Staff Members Present: Sarah Bouchard, Housing & Zoning Agent

Mr. Lally gave a brief description of the proceedings. All those present for the meeting who anticipated giving testimony were sworn in.

Applications

Address: 10 Longwood Drive

Petitioner: Fox Hill Village

Project: Application to Amend Special Permit

Mr. Lally read the legal notice into the record.

On a motion by Mr. Stebbins and seconded by Mr. McCusker, the Board voted unanimously to continue the hearing to November 20, 2019 at 7 pm at Carby Municipal Building.

Address: 21 Pheasant Hill Street

Petitioner: Hansen Associates, Inc.

Project: Application for Special Permit under Section 4.5.3.2.2

Mr. Lally read the legal notice into the record.

Adam and Rachel Ziegler, homeowners, and Steve Hansen, contractor for the project, introduced the proposal to add a living space over the existing nonconforming garage. They stated that the project would improve the aesthetics of the garage roof, and by adding windows and improving the roof style, the project would improve the appearance of the home to the neighborhood.

Mr. Lally asked if any changes were proposed to the garage. Mr. Hansen stated that the garage will remain with the living addition built right over it.

The Board discussed the existing nonconformity on the side setback. Mr. Hansen stated that would be the area where the second floor addition would be located.

Mr. Lally asked if the homeowners had spoke to neighbors. Ms. Ziegler said yes and referenced their letters of support.

Mr. Stebbins asked if the garage was tandem. Ms. Ziegler stated that it is used as a tandem garage but was originally created as a workshop.

Mr. Stebbins asked about the appearance of the new back roof. Mr. Hansen confirmed it would be gabled.

Mr. McCusker asked how many bedrooms are in the existing structure. Ms. Ziegler replied that they have 4 small bedrooms currently. Mr. McCusker asked if the intention was to add a 5th. Mr. Hansen responded that one existing bedroom is 8x4 feet, so the plan is to enlarge that bedroom and make it functional.

Mr. Lally introduced the Board of Health's requested conditions.

Mr. Lally opened the hearing to the public for comment. Hearing none, the Board moved to a vote.

On a motion by Mr. McCusker which was seconded by Mr. Stebbins, the Board unanimously approved the special permit for 21 Pheasant Hill Street under Section 4.5.3.2.2 subject to conditions requested by the Board of Health.

Address: 34 Lakeshore Drive

Petitioner: Shaughn MacGilvray

Project: Application for Special Permit under Section 4.5.3.2.2 and 4.5.3.2.3

Mr. Lally read the legal notice into the record.

Mr. MacGilvray, architect, introduced the proposal to raise the height within the setbacks. He described the home as a cape with a short roof that limits livable space on 2nd floor. He stated that a second floor addition would create a garrison colonial similar to properties elsewhere in the neighborhood. It will create additional living space for the family.

He showed pictures of adjacent properties that are similar in construction to the proposed renovated home.

Mr. Lally stated that the lot is nonconforming, with the structure also nonconforming on the sides.

Mr. Lally asked the applicant to discuss the front porch.

Mr. MacGilvray replied that there is no overhang on the front currently, and the proposal tries to stay within the depth of the brick facade, bringing the porch out to side walls no further than the current brick stoop. Mr. Lally stated that it could not encroach further than 4 feet.

Mr. Lally asked if the homeowners had spoken to neighbors.

Homeowners Sidney and Michael Siagel confirmed that neighbors are in support.

Mr. McCusker asked how long the homeowners had owned the property. Ms. Siagel replied 4 years.

Mr. McCusker clarified the bedroom breakdown. Ms. Siagel replied that the goal is to have 3 bedrooms upstairs for family.

Mr. Stebbins asked about the height of neighboring homes. Mr. MacGilvray says they are similar.

Mr. Stebbins asked about roof pitch. Mr. MacGilvray replied that upstairs ceilings will be 7'6", not a full 9 feet, with the intention of keeping it as close to the existing roof line as possible. Mr. Siagel stated that a hill in the neighborhood makes a nearby house look a full story taller.

Mr. Stebbins stated his support of the proposal but remarked on his intention to continue to be sensitive to height, avoiding a potential canyoning effect of multiple taller homes in a neighborhood.

Mr. Lally stated that he finds the proposal to be not detrimental to town and fits within character of the neighborhood.

Mr. Lally read comments from the Conservation Commission and Board of Health.

Ms. Bouchard asked the Board to review special permit findings for the front porch. Mr. Lally stated that the proposal improves aesthetics and makes structure look more inviting. The rest of the Board agrees that the porch is de minimis in nature.

Mr. Lally opened the hearing to the public for comment. Hearing none, the Board moved to a vote.

On a motion by Mr. Stebbins which was seconded by Mr. McCusker, the Board unanimously approved the special permit for 34 Lakeshore Drive under Section 4.5.3.2.2 and 4.5.3.2.3 subject to conditions requested by the Board of Health and Conservation Commission.

Vote to Approve Meeting Minutes

On a motion by Mr. Lally which was seconded by Mr. McCusker, it was unanimously voted to approve the meeting minutes from September 18, 2019.

Vote to Adjourn

On a motion by Mr. McCusker which was seconded by Mr. Stebbins, it was voted unanimously to adjourn the meeting.

The hearing adjourned at 7:28 PM.

List of Documents:

10 Longwood Drive

- Zoning Board application; plans and associated attachments

21 Pheasant Hill Street

- Zoning Board application; plans and associated attachments

34 Lakeshore Drive

- Zoning Board application; plans and associated attachments