

**Town of Westwood
Zoning Board of Appeals
EOC/Training Room, Westwood Police Station, 588 High Street
Meeting Minutes –April 24, 2019**

Members Present: Dave Krumsiek, Chair, Jack Lally, Doug Stebbins

Staff Members Present: none

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

Applications

Address: 314 Grove Street

Petitioner: David Geisinger

Project: Application for Special Permit under §4.3.3.2

Mr. Krumsiek read the legal notice into the record. David Geisinger, the applicant and homeowner, introduced the proposal to construct the garage with different dimensions than previously approved by the Board. He described his intentions to enlarge the footprint and reduce the height of the barn/garage. Additionally, the number of doors would be reduced from 3 to 1. He stated that the overall number of vehicles stored on the premises would remain the same at 3, plus the existing garage.

Mr. Lally inquired if any commercial vehicles would be stored on the property. Mr. Geisinger stated that this is his primary home and dwelling.

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

On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to amend the special permit for 314 Grove Street under Section §4.3.3.2.

Address: 590 Dover Road

Petitioner: Kate & Alex LaCroix

Project: Application for Special Permit under §8.5

Mr. Krumsiek read the legal notice into the record.

The homeowner and applicant, Kate LaCroix and Mollie Moran, architect for the project, introduced their request for a special permit. explains the reasons for the special permit. Ms. Moran described the proposed accessory apartment, measuring 843 sq feet on 1.3 acres of land. The owners want to construct a new two car garage with the accessory apt on top. According to notes from the Building Commissioners, the design of the apartment meets the requirements of Section 8.5.

Mr. Stebbins inquired about the exterior character of the property. Ms. Moran responded that the project will maintain the appearance of a single family home.

Mr. Krumsiek inquired if there was sufficient parking to accommodate the unit. Ms. LaCroix responded that there was.

Mr. Lally asked if the property would be the owner's principal residence. Ms. LaCroix replied that it would be.

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

On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to approve a special permit for 590 Dover Road under Section §8.5 to construct an accessory apartment.

Address: 106 School Street

Petitioner: Brian Dunton

Project: Application for Variance under §4.5.3.3

Mr. Krumsiek read the legal notice into the record.

Brian Dunton, homeowner and applicant, introduced the proposal to construct a two story addition and a new deck. The applicant states the current house as too small for 4 people. Mr. Dunton stated that the concrete foundation under the family room is structurally compromised due to the pitch of the soil and would cost over \$75k to remediate. Mr. Dunton and his builder claims they meet the Variance requirements due to the soil conditions and costs of repairing.

Mr. Stebbins and Mr. Krumsiek asked the applicant to confirm the height of the new structure and measurement of the rear setback proposed for the deck construction. Mr. Dunton reviewed the plans with the Board.

Mr. Krumsiek described the legal thresholds required by the variance statute. He further discussed the need for a professional qualification regarding the foundation and soil conditions, stating that this documentation might strengthen a finding for uniqueness. He requested that the applicant solicit an engineer report addressing the issue. Mr. Dunton agreed.

The Board further discussed the new average height of the two story addition and concluded the information was not available. To determine whether a variance from the side setback was applicable, the Board requested further documentation with support from the Building Department on the proposed average height.

Mr. Krumsiek opened the hearing to the public for comment.

Two abutters spoke in favor of this application.

Hearing no further comment, Mr. Krumsiek closed the hearing to the public and the Board moved to a vote.

On a motion by Mr. Lally, and seconded by Mr. Stebbins, it was voted unanimously to continue the hearing to May 22, 2019 at the EOC/Training Room, Westwood Police Station, 588 High Street at 7 pm.

Address: 446A High Street

Petitioner: PT Realty Investors

Project: Application for Special Permit under §4.5.2.2 and 4.3.3.2

Mr. Krumsiek read the legal notice into the record.

Louis Petrozzi, property owner and applicant, introduced the proposal to expand a nonconforming accessory apartment and construct barn alterations with an attached two car garage. Mr. Petrozzi described his intention to keep the character of the barn as a single family residence. He further described his plans to enhance the building / barn with new improvements, doors, windows, painting, etc. He stated that the expanded use will not adversely affect the neighborhood, and that he intends to keep the New England character of the property.

Mr. Stebbins asked about interior floor plans. Mr. Petrozzi replied that he did not have interior floor plans in connection with this application, due to the preliminary nature of the application for potential use.

Mr. Krumsiek opened the hearing to the public for comment.

4 to 5 neighbors spoke concerning this application including Doug Obey, 435 High Street, Margaret Rustrian, 489 High Street, Marie Cairo, 453 High Street, and Nikolas Milonas, 29 Fox Hill Street. Concerns about the proposed use include fear of condo or multifamily development on the property, subdivision of the property into multiple lots, increased traffic at the intersection and public safety regarding potential curb cuts on 109, and preservation of character of the barn and its historic nature.

Hearing no further comment, Mr. Krumsiek closed the hearing to the public.

The Board discussed the proposal for vehicle storage and asked the applicant to describe plans for a garage. Mr. Petrozzi stated that the exterior elevations provided to the board did not show a proposed 2 car garage that he intends to construct as an addition to the barn. The Board requested that Mr. Petrozzi return to the Board with more detailed plans that include exterior measurements, any proposed changes to the site (including changes to driveways, curb cuts etc.) any proposed changes to the exterior including the alteration/addition of windows and doors as well as more detail about the size and make-up of proposed living space and the number of bedrooms and bathrooms in the proposed interior.

The Board discussed possible uses of the barn, parking and division of the land.

After no further discussion, the Board moved to a vote.

On a motion by Mr. Lally, and seconded by Mr. Stebbins, it was voted unanimously to continue the hearing to May 22, 2019 at the EOC/Training Room, Westwood Police Station, 588 High Street at 7 pm.

Vote to Approve Meeting Minutes

On a motion by Mr. Lally which was seconded by Mr. Stebbins, it was voted unanimously to approve meeting minutes from March 20, 2019.

Vote to Adjourn

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

The hearing adjourned at 9:30 PM.

List of Documents:

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| 314 Grove Street |
| • Zoning Board application; plans and associated attachments |
| 590 Dover Road |
| • Zoning Board application; plans and associated attachments |
| 106 School Street |
| • Zoning Board application; plans and associated attachments |
| 446A High Street |
| • Zoning Board application; plans and associated attachments |