

**Town of Westwood
Zoning Board of Appeals
Remote Participation, Zoom Video Conference Call
Meeting Minutes – October 21, 2020**

Members Present: Jack Lally, Doug Stebbins, Mike McCusker

Staff Members Present: Sarah Bouchard, Housing & Zoning Agent

Mr. 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: 49 Fairview Street

Petitioner: Megan Dewey

Project: Application for Special Permit Under §4.5.3.2

Mr. Lally read the legal notice into the record.

Michael Dewey and Meghan Dewey, homeowners, introduced the proposal to amend the existing special permit to construct an addition to the existing single family home. The second floor ceilings, existing at 6.5 feet, are now proposed to be a more standard height at 8 feet. The proposal to increase the building height does not need additional zoning relief, as total average height of the structure is still less than 25 feet, but the applicants request the special permit now reflect the updated plans.

Mr. Lally summarized that the amended plans would further increase the height of the structure within the setbacks. The Deweys confirmed this change.

Mr. Lally asked if the applicants had discussed the proposed change with abutters on the affected sides, and other immediate neighbors. The applicants confirmed that they had discussed the changes and all were supportive.

Mr. McCusker had no questions.

Mr. Stebbins asked if construction had started yet. The applicants replied that no, the construction had not yet started.

Mr. Lally opened the hearing to the public for comment. Ms. Bouchard reviewed the procedure for public comment on the Zoom webinar platform.

Brian Bayer, architect for the applicant, confirmed the measurements that were summarized earlier in the hearing. He stated that the average roof height for the main section of the house would be 24 feet. He asked if the application was a new application that applied to the whole roof, not just the side section of roof.

Ms. Bouchard replied that the application was to amend the existing special permit, but it still required a new application and public hearing.

Mr. Lally stated that Ms. Bouchard's audio was not coming through clearly but that he understood her comment. Ms. Bouchard reiterated her comment in the chat feature so a record was made of her response.

Mr. Stebbins asked Ms. Bouchard if the public hearing was readvertised and abutters were notified. Ms. Bouchard replied in the chat comments that it was.

Ms. Bayer stated that the new application included changes to the main roof line that did not exist before. Mr. Lally confirmed that he understood.

Mr. Lally asked if additional members of the public were available to comment. Ms. Bouchard replied via the chat comments that no additional public comments were pending.

The Board moved to a roll call vote.

On a motion by Mr. Stebbins seconded by Mr. McCusker, the Board voted unanimously to grant a special permit under 4.5.3.2.

Vote to Approve Meeting Minutes

On a motion by Mr. Lally seconded by Mr. Stebbins, the Board voted unanimously to approve meeting minutes from September 16, 2020.

Vote to Adjourn Hearing

On a motion by Mr. Lally seconded by Mr. Stebbins, the Board voted unanimously to adjourn the hearing at 7:19 pm.

List of Documents:

49 Fairview Street

- Zoning Board application; plans and associated attachments