

**Town of Westwood
Zoning Board of Appeals
Remote Participation, Zoom Video Conference Call
Meeting Minutes – August 12, 2020**

Members Present: Jack Lally, Dave Belcher, Mike McCusker

Staff Members Present: Sarah Bouchard, Housing & Zoning Agent

Mr. Lally gave a brief description of the proceedings, including a description of revised instruction for remote participation by the public. All those present for the meeting who anticipated giving testimony were sworn in.

Applications

Address: 215 Gay Street

Petitioner: Todd Sullivan

Project: Application for Special Permit Under §4.3.3.2

Mr. Lally read the legal notice into the record.

Mr. Sullivan introduced the proposal to construct a detached garage. He introduced the architect, Richard Levey. Mr. Levey described the style of the proposed garage, to be located closer to Gay Street than the existing home and garage and of a consistent style with the house.

Christopher Rossi, homeowner, introduced himself. Mr. Lally asked if the property is the principal residence. Mr. Rossi confirmed that it is. Mr. Lally asked if the use of the garage would be personal and not commercial. Mr. Rossi says the garage is to be used for vehicle storage and personal use for gardening.

Mr. Lally asked Mr. Levey about the second floor in the garage. Mr. Levey stated that the garage is unheated and the upper story is accessible only by pull stairs and would be used only for storage.

Mr. Lally asked if there would be hazardous or flammable materials stored in the garage. Mr. Rossi replied that there would not be.

Mr. McCusker asked Mr. Rossi about total vehicle storage. Mr. Rossi says the garage is a two car garage with the ability to add a lift at a later date to store a third vehicle. Mr. Rossi replied that the height of the garage gives them flexibility to add a lift in the future.

Mr. Belcher asked if the driveway would be altered. Mr. Rossi replied that the driveway would be curved to accommodate a new courtyard feel and access both garages. Landscaping plans are in place for the project.

Mr. Belcher asked about removal of existing trees. Mr. Rossi replied that the intention was to preserve existing trees in order to maintain a buffer for abutters.

Mr. Belcher asked if the abutters on the right were aware of the plans. Mr. Rossi stated that they had and were supportive.

Mr. Lally confirmed the size of the garage with Mr. Levey.

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

On a motion by Mr. McCusker seconded by Mr. Belcher, the Board voted unanimously to approve a special permit 4.3.3.2.

Address: 37 Circuit Road

Petitioner: Toni Smith

Project: Application for Special Permit Under §4.5.3.2.3

Mr. Lally read the legal notice into the record.

Sean Smith, applicant and homeowner, introduced the proposal to construct a porch on the front of the existing single family home. The two pillars supporting the existing portico are rotting and need to be replaced. He described the new space as storage and renovated front entry.

Mr. Lally described the property as a nonconforming structure on a nonconforming lot. He Asked about the current encroachment. Ms. Smith replied that the existing porch encroaches about 4 feet into the setback and the proposal would add 3 additional feet.

Mr. Lally asked if neighbors have been approached. Mr. Smith stated that they had reviewed plans with neighbors and not received any negative feedback.

Mr. Belcher sought to confirm measurements and encroachments into the setback.

Mr. Belcher asked if the space would be heated. Ms. Smith replied that it would be open to the existing living area but not include any dedicated heat service. Mr. Belcher described the history of the bylaw and described the Board's previous deliberations about whether a space was decorative and de minimis in nature. Mr. Belcher thought this proposal was consistent with a decorative feature since it is small and not specifically heated.

Ms. Bouchard described the special permit criteria for this proposal.

Mr. Lally stated that he believes the proposal is minor in nature, improving the appeal of the property.

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

On a motion by Mr. Belcher seconded by Mr. McCusker, the Board voted unanimously to approve a special permit under 4.5.3.2.3.

Approval of Meeting Minutes.

On a motion by Mr. Lally seconded by Mr. McCusker, the Board voted unanimously (2-0-1) to approve meeting minutes from the July 15, 2020 ZBA hearing.

Vote to Adjourn Hearing

On a motion by Mr. Lally seconded by Mr. McCusker, the Board voted unanimously to adjourn the hearing at 7:43 pm.

List of Documents:

215 Gay Street

- Zoning Board application; plans and associated attachments

37 Circuit Road

- Zoning Board application; plans and associated attachments