

**Town of Westwood
Zoning Board of Appeals
Jaillet Meeting Room, Police Station, 588 High Street
Meeting Minutes – February 13, 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. All those present for the meeting who anticipated giving testimony were sworn in.

Applications

Address: 141 Woodland Road

Petitioner: Eversource

Project: Application to Amend Special Permit

Mr. Lally read the legal notice into the record.

Mark Lamping of Eversource and Dwight Dunk of Epsilon Associates introduced the proposal to reconstruct the gas gate station. They described the facility as a gate station to meter and regulate natural gas as it enters the local distribution system. Eversource monitors the facility for safety. They stated that the station was built in 1964 and experienced load growth and system improvements since then. The new station will expand capacity and be designed to handle current and future load with additional monitoring and control systems. The existing station will be left online during construction to minimize disruption of service. Mr. Lamping described the current plan to use topography to screen view of station, as well as an 8 ft screening fence and rows of evergreens and shrubs. Mr. Dunk stated that the request for the special permit establishes that the project is not more detrimental than the existing nonconforming use and complies with the standard set forth in the Bylaw that the use reflects the nature of prior use with no difference in quality, character or degree. He stated that the documentation reflects the project meets those standards, and the project has completed Planning Board EIDR process.

Mr. Lally asked about the fence improvements. Mr. Dunk replied that the chainlink fence in the original application will remain and a solid fence will be added for visual screening.

Mr. Dunk stated that the proposal meets all 9 original stipulations of the special permit.

Mr. Lally asked about trucks parking on the site. Mr. Dunk replied that during operation, trucks will be on property. During construction, trucks will park within the right of way. Mr. Lamping discussed a plan to shuttle workers to the site from an off site parking location to minimize the impact of traffic to neighbors.

Mr. Dunk discussed changes made through the EIDR process, reviewed renderings and street view maps and discussed comments made by staff.

Mr. Lally asked about the construction timeline. Mr. Lamping responded that the project was expected to be completed in 7 months, conservatively.

Mr. Lally asked about security during the history of the property. Mr. Dunk replied that security has been increased over the years and there are alarms and surveillance conducted on the property.

Mr. Stebbins asked about 2 fences and their function. Mr. Lamping described the vinyl fence as intended to screen the security fence which is chain link. He described the location as just in spots where visual opportunity is possible.

Mr. Stebbins asked about the proposed gate. Mr. Dunk replied that the new gate will be more visually appealing and located further back into access road.

Mr. McCusker asked if the perimeter fence would remain. Mr. Dunk stated that it would stay as a chainlink fence with three rows of barbed wire.

Mr. McCusker asked how many transmissions lines access the spot. Mr. Lamping replied that there are 2. Mr. McCusker asked about pressure. Mr. Lamping replied that the pressure stays the same, but as load increases, the pipes have been replaced with bigger pipes. Mr. McCusker asked if there are pressure alarms on both sides. Mr. Lamping replied that the site is remotely monitored 24/7 with the remote ability to isolate gas and the new station will have similar monitoring.

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

Hearing none, board moved to a vote.

JL made motion to approve special permit amendment under bylaw 4.5.2.2 and 6.3.10 subject to conditions by PB and ConCom, MM second, all in favor.

Mr. Lally closed the hearing to the public and the Board proceeded to a motion.

On a motion by Mr. Stebbins and seconded by Mr. McCusker, the Board voted unanimously to approve a Special Permit under Bylaw Section 6.2.15 and Variance under Section 6.2.6.4 for 6 signs as proposed at 338 Washington Street with a white sign facing.

Address: 80 Morgan Farm Road

Petitioner: Erin Levy

Project: Application for Special Permit Under 4.3.3.2

Mr. Lally read the legal notice into the record.

Louis Petrozzi introduced himself as the builder and representative of the applicant. He described the proposal to widen a garage bay door to allow garage storage space to serve as a 4th garage bay in the existing single family home. He stated that the home currently has an attached 3 car garage and that the family, having recently completed a pool and outdoor patio installation, would like more storage space for their own residential use. He described the current structure as already completed but with a 6 ft wide door.

Mr. Lally asked about the style of the door to be installed. Mr. Petrozzi replied that the style would be up to the homeowners to choose but that the space was already framed.

Mr. Lally stated that the existing architecture blends in nicely with the home and community. Mr. Petrozzi agreed that the same architect for the home designed the 4th garage bay and that the garage was approved by the HOA.

Mr. Lally asked about comments from the Fire Department on the application. Mr. Petrozzi said that there would be no additional finished space to add sprinklers and the garage in question was limited to cold storage. He stated that there would be alarms.

Mr. McCusker asked if there would be internal access to the garage and Mr. Petrozzi replied that there would be.

Mr. Stebbins asked what the standard width for a garage door is and Mr. Petrozzi replied upwards of 8 feet.

Mr. Stebbins said he believes the way the garage design is set back breaks up the visual impact of the 4th bay. He likes the design.

Mr. Lally opened the hearing to the public for comment. Hearing none, the Board proceeded to a motion.

On a motion by Mr. Stebbins and seconded by Mr. McCusker, the Board voted unanimously to approve a special permit for 80 Morgan Farm Road under Section 4.3.3.2.

Address: 446A High Street

Petitioner: PT Realty Investors

Project: Application to Amend Special Permit

Mr. Lally described the initial continuance from December 18, 2019 and reopened the hearing.

Mr. Petrozzi, builder and applicant introduced the proposal to amend the original special permit. He introduced new renderings of the proposed exterior of the renovated barn and presented floor plans for the property.

Mr. Lally asked if the proposed floor plans included 5 bedrooms or less in accordance with the special permit. Mr. Petrozzi replied that the proposed floor plan includes 5 bedrooms.

Mr. Lally asked if the applicant intended to lift the barn. Mr. Petrozzi said no.

Mr. Lally asked about the usage of the existing barn doors. Mr. Petrozzi replied that the double doors would be used to access storage space. Mr. Lally asked if the space would be used for vehicle storage. Mr. Petrozzi replied that cars would not fit in the space and the only vehicle storage would be in the new 2 car garage as proposed.

Mr. McCusker asked when the barn was built. Mr. Petrozzi replied that he believes it was constructed in 1840.

Mr. Lally stated that he felt the exterior changes will still maintain the look of the barn. Mr. Petrozzi affirmed that was his intent. He described some changes that he felt would add character and maintain the historic feel relating to windows and trim. Mr. Lally agreed that the changes add character.

Mr. Lally asked if additional exterior modifications were to be proposed. Mr. Petrozzi replied that all changes were reflected in the plans.

At Mr. Lally's request, Ms. Bouchard read the most recent comments from the Building Commissioner, Joe Doyle, into the record.

Mr. Stebbins asked about the proposed condo structure with the existing home on the parcel. Mr. Petrozzi replied that ownership is still discussing and working on it. He said he is trying to determine whether the market exists for a condo, and stated that he is roughly 600 sq ft short of having enough land to place the building on its own lot. He stated that he is currently pursuing condo alternatives and researching options. He stated that the proposed new curb cut is an important aspect of whether the barn is part of a package with the home on site or has its own entrance as a condo.

Mr. Lally opened the hearing to the public regarding comments relative to exterior changes.

Marie Cairo, 453 High Street stated that she likes the design.

Mr. Petrozzi stated that the Board made a condition for only 1 existing curb cut. He described the roadway as town maintained and stated that he is eligible for a new curb cut and meets all requirements. He introduced the site plan and pointed out the existing and proposed layouts of driveways. He stated his intent to do as much as possible to create separate identities for each building.

Mr. Lally asked how wide the driveway would be. Mr. Petrozzi replied that 14 ft. is a standard width, and the width at curb is what DPW requires, 16 ft. He described an existing mature tree he intends to preserve in addition to the constraints of a utility pole.

Mr. Lally asked if a wall or fence is proposed along Route 109. Mr. Petrozzi replied that it would be a homeowner decision but nothing is proposed right now.

Mr. Lally asked if the driveway will be asphalt. Mr. Petrozzi replied that it would be.

Mr. Lally opened the hearing to the public for comment on the proposed driveway relocation and curb cut.

Ms. Cairo stated her opposition to the proposed driveway relocation, citing concerns about vehicle headlights shining into her home, traffic/safety and impact of value to her property. She stated that the driveway could be relocated to the rear of the property off High Street.

Mr. Petrozzi replied that the driveway is proposed at the far end of the property and headlights should not be an issue. He described the location as limited by the utility pole and disputed his ability to relocate the driveway to the rear of the parcel.

Mr. Stebbins asked if a third lot was under consideration. Mr. McCusker replied that a third lot was not before the Board to consider. Mr. McCusker suggested continuing the hearing to allow time for Mr. Petrozzi to stake the center point of the proposed driveway for Ms. Cairo to determine its exact proposed location. Mr. McCusker further stated that he defers to DPW on safety and highway issues, and trusts the expertise of DPW in its comments of support for the curb cut request.

Mr. Lally closed the hearing to the public for comment.

Mr. Lally asked Mr. Petrozzi to mark the driveway with a stake as discussed and asked ZBA members to conduct their own site review.

The Board proceeded to a motion.

On a motion by Mr. Lally and seconded by Mr. McCusker, the Board voted unanimously to continue the hearing to March 18, 2020 at 7 pm in the Jaillet Meeting Room at 588 High Street, Westwood.

Vote to Approve Meeting Minutes

On a motion by Mr. Lally which was seconded by Mr. McCusker, it was voted unanimously to approve meeting minutes for November 16, 2019 and December 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 8:20 PM.

List of Documents:

446A High Street

- Zoning Board application; plans and associated attachments

80 Morgan Farm Road

- Zoning Board application; plans and associated attachments

338 Washington Street

- Zoning Board application; plans and associated attachments