

**Town of Westwood
Zoning Board of Appeals
Remote Participation, Zoom Video Conference Call
Meeting Minutes – November 18, 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: 242 Pond Street

Petitioner: Jeffrey & Lauren Meehan

Project: Application for Variance Under §4.5.3.3

Mr. Lally read the legal notice into the record.

Mr. Meehan, homeowner, introduced the proposal to construct an addition onto the existing single family home. He described the proposed project to turn the existing 2 bedroom 1 bath structure into a 3 bedroom 2 bathroom as necessary to accommodate the family and improve the safety of the property's major systems. He stated that the slanted nature of the side setback requires the variance, but that the impact to neighbors would be mitigated by an existing privacy fence.

Mr. Lally described the statutory requirements of a variance and asked Mr. Meehan to describe the unique nature of the lot and or structures on the lot that might necessitate the variance. Mr. Meehan described the shape of the lot as unusual with a slanted side and steep drop off. He stated that to construct the addition by right, the driveway would need to be moved and the home layout would not be ideal.

Mr. McCusker asked if the applicant had discussed building a second story addition instead of expanding out. Mr. Meehan replied that there was not an appropriate place for a staircase, structural issues made it difficult to build a second story, and that the first floor expansion was less expensive.

Mr. Stebbins asked if the applicant had discussed with the affected abutters. Mr. Meehan stated that he had an informal discussion with the most affected abutter and the abutter was supportive.

Mr. Lally asked Ms. Bouchard if all abutters were notified. Ms. Bouchard confirmed that they were.

Mr. Lally asked Mr. Meehan if a second story addition would be a financial hardship. Mr. Meehan confirmed that it would be.

Mr. Lally opened the hearing to the public for comment. Ms. Bouchard reviewed the procedure for public comment on the Zoom webinar platform. There were no public comments.

Mr. Lally discussed his finding that the lot shape and slope are unique. He also asserted that by right expansion would be a financial hardship. Mr. McCusker and Mr. Stebbins agreed. 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 variance under 4.5.3.3.

Vote to Adjourn Hearing

On a motion by Mr. Lally seconded by Mr. Stebbins, the Board voted unanimously to adjourn the hearing at 7:25 pm.

List of Documents:

242 Pond Street

- Zoning Board application; plans and associated attachments