

**Zoning Board of Appeals
Remote Participation, Zoom Video Conference Call
Meeting Minutes –June 21, 2023**

Members present: Chair John Lally, Michael McCusker and Linda Walsh

Staff Members Present: Zoning and Licensing Agent Karyn Flynn

The meeting was called to order by Chair John Lally at 7:05 pm. Ch. Lally gave a brief description of the proceedings, including a description of instructions for remote participation by the public. All those present for the meeting who anticipated giving testimony were sworn in.

Address: 153 Weatherbee Drive

Petitioner: Andrew Falkenstein

Project: Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.3.3.12 [Accessory Uses – Accessory Apartments] and §8.5 [Accessory Apartments] and a Variance pursuant to Sections §10.4 [Variances], §5.2.3 [Table of Dimensional Requirements] and §8.5.6.5 [Exterior Stairs]. An Accessory Apartment Special Permit for the subject property was initially issued in 1998. The Building Commissioner has determined subsequent renovations including removal of private egress from the unit to the exterior and expanded square footage, has rendered the special permit null and void. The Petitioner is requesting a new Accessory Apartment Special Permit and has proposed renovations to make the unit conform to current bylaw requirements. Construction of exterior enclosed stairs to add a second egress to the exterior, will violate the side setback at 15' where 20' is required. The property is located in the Single Residence C (SRC) zoning.

Ch. Lally stated the applicant has requested a continuance to the July 19, 2023 Zoning Board of Appeals meeting.

Ms. Walsh moved that the Westwood Zoning Board of Appeals continue the public hearing for 153 Weatherbee Drive to the July 19, 2023 remote meeting at 7:00PM on Zoom. The Motion was seconded by Mr. McCusker. Ch. Lally called a roll call vote; the Board voted unanimously via roll call to continue the public hearing for 153 Weatherbee Drive to July 19, 2023 at 7:00PM on Zoom.

Address: 745 High Street

Petitioner: Michael Sepinuck of Signarama

Project: Special Permit pursuant to the Westwood Zoning Bylaw Sections §6.2.15 [Signs-Special Permits]. The Petitioner proposes to add four window signs at a commercial establishment, which exceeds the maximum number allowable. The applicant is seeking relief for the four additional window signs pursuant to section §6.2.15. The property is located in the Local Business A (LBA) Zoning District.

Ch. Lally stated that the applicant has agreed to continue the public hearing to July 19, 2023 due to an administrative error.

Mr. McCusker moved that the Westwood Zoning Board of Appeals continue the special permit public hearing for 745 High Street to July 19, 2023 remote meeting at 7:00PM via Zoom. The Motion was seconded by Ms. Walsh. Ch. Lally called a roll call vote; the Board voted unanimously via roll call continue the public hearing for 745 High Street to July 19, 2023 at 7:00PM on Zoom.

Address: 38 Bonney Street

Petitioner: George Katsilieris

Project: Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.5.3.3 [Special Permit required for New or Expansion of Nonconformity]. The Petitioner proposes to remove the existing attached single story one car garage and mudroom to construct a two-story addition consisting of a front porch, family room, bedroom and bath. The addition will raise the height within the rear setback and construct in the front setback. The addition violates the rear setback at 0.8' where 30' is required. This is the same distance as the existing garage to be removed. The main structure is at

approximately 5.6' from the rear setback. An addition to the existing enclosed front porch will reduce the front setback from 19' to 15' where 25' is required. The lot is nonconforming due to a lack of area at 4,959 Sq. Ft. Where 12,000 sq. ft is required. The property is located in the Single Residence D (SRD) zoning.

Ch. Lally read the public hearing notice and asked if the applicant was in attendance. George Katsilieris introduced himself and his wife Jennifer. Mr. Katsilieris stated that his family moved to Westwood in 2016 and love their neighborhood. He stated when they moved into their small house there were on two in their family and now there are five and they are running out of space. Mr. Katsilieris stated that they love the town and specifically their neighborhood and want to stay, but some renovations will be needed.

Ch. Lally asked Mr. Katsilieris to walk the Board through the project. Mr. Katsilieris stated his architect is in the audience and if he can be brought into the meeting. Ms. Flynn stated Brian Bayer has been allowed in. Ch. Lally asked that the site plan be displayed first while the project is introduced. Mr. Katsilieris stated the first floor will be along the same line as the existing garage and expanded to the right which will conform to side setbacks. He stated that they plan on adding a side entry, half bath and family room on the first floor. He stated that they plan for the second floor to have a hallway, two full baths and a master bedroom over the family room.

Ch. Lally asked if the addition would expand the footprint of the structure. Mr. Bayer stated the footprint would be expanding horizontally along the same line as the existing garage and would be conform to side setbacks on both the first and second floor. Mr. Bayer stated the house was built all the way to the back of the lot. Ch. Lally stated the size of the lot is very restrictive due to its size of approximately 4900 square feet. Mr. Bayer stated the intent was to expand horizontally along the existing line of the garage and the whole addition is back a little bit from the front of the house, with the exception of the portico in the front of the house.

Ch. Lally asked if they had considered having the addition follow the line of the main structure at 5.6 feet from the rear lot line. Mr. Bayer stated they did consider it, but pushing the whole addition forward would be at risk of violating the font set back. He stated they were working to keep the architecture very similar to the existing by using steep roof peaks and dormers to fit everything in.

Ch. Lally asked what was the total proposed square footage of the addition. Mr. Bayer stated he wasn't sure if that was on the plan. Ch. Lally asked Ms. Flynn and she stated the Building Commissioner had provided 576 square feet on the first floor and 549 on the second, totaling 1125 sq. ft. and that the farmer's porch was another 139 sq. ft. Ch. Lally then asked what the height of the addition was. Mr. Bayer stated the tallest peak was 22 feet. Ch. Lally asked what the average height was. Mr. Bayer said he could not read that on the screen. Mr. McCusker stated the average height of the addition is 19.1 ft.

Ch. Lally asked the applicant if they have spoken with their neighbors about their application. Mr. Katsilieris stated that they had and neighbors submitted 3 letters in support of the project: Eric Alden and Christine Carter of 120 Forbes Road, Carole Ahearn of 103 Church Street, and George Mitchell of 47 Bonney Street. Mr. Katsilieris stated that Ms. Ahearn's view was the most effected by the construction and her letter shows support for the project. Mr. Katsilieris said there is a fence in the back, that when speaking with Ms. Ahearn she was very pleased to learn that fence would be removed and new landscaping would improve that area.

Ch. Lally asked if there would be a new driveway with the project. Mr. Katsilieris stated the driveway would be expanded a few feet to each side, but nothing definite yet. Mr. Bayer stated that the addition does not look into anyone's house and the windows overlook the yards down Church street.

Ch. Lally then asked Ms. Walsh if she had any questions, and she stated that she did not. Ms. Walsh stated that it was a very thorough presentation and she was very happy to hear the applicants were working with their neighbors. She did want to stress to the applicants to think ahead for parking in the future when their children grow, since they are losing their garage.

Ch. Lally then asked Mr. McCusker if he had any questions. Mr. McCusker stated he wanted to touch on the front portico and asked what the front setback was at present. Mr. Bayer stated it was 19ft. Mr. McCusker stated the portico would change that from 19' to 15'. Mr. Bayer stated that was correct.

Ch. Lally asked Ms. Flynn to open up the hearing to public comment. Ms. Flynn stated there were no other raised hands among the attendees and no comments in the Question & Answer queue. Ch. Lally declared the hearing closed.

Ch. Lally stated that he was in support of the project and believes it to be in character of the neighborhood.

Mr. McCusker moved that the Westwood Zoning Board of Appeals grant the special permit pursuant to Westwood Zoning Bylaw Section §4.5.3.3 [Special Permit for New or Expansion of Nonconformity]. The Motion was seconded by Ms. Walsh. Ch. Lally called a roll call vote; the Board voted unanimously via roll call to grant the Petitioner's request for a Special Permit.

Vote to Approve Meeting Minutes

Ch. Lally stated that the minutes for May 17, 2023 meetings were completed and ready for approval.

Ch. Lally moved that the Westwood Zoning Board of Appeals approve the meeting minutes from the May 17, 2023 meeting. The Motion was seconded by Mr. McCusker. Ch. Lally called a roll call vote; the Board voted two (2) votes in favor and one (1) abstention via roll call to approve meeting minutes from the May 17, 2023 meetings. Ms. Walsh abstained from the vote.

Vote to Adjourn Hearing

On a motion by Mr. McCusker, seconded by Ch. Lally, the Board voted unanimously on a roll call vote to adjourn the meeting at 7:32 pm.

List of Documents:

153 Weatherbee Drive

- Zoning Board application; plans and associated attachments

745 High Street

- Zoning Board application; plans and associated attachments

38 Bonney Street

- Zoning Board application; plans and associated attachments