

Zoning Board of Appeals
Remote Participation, Zoom Video Conference Call
Meeting Minutes –July 19, 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 7:00 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: 2 Fox Meadow Drive

Petitioner: Jan Gleysteen Architects

Project: Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.3.3.2 [Accessory Uses – Motor Vehicle Storage]. The Petitioner proposes to construct a two-story addition which will include a two-car garage. There is an existing attached three car garage on the property. The proposed additional garage bays will result in parking or storage of more than three (3) motor vehicles. The property is located in the SRE (Single Residential E) zoning district.

Ch. Lally read the public hearing notice and asked if the applicant was in attendance. Ms. Flynn stated that Architects Jan Gleysteen and Aaron Peabody, as well as homeowner Malcom Roberts were in attendance. Mr. Peabody stated that Mr. Gleysteen would be introducing the project to the Board.

Mr. Gleysteen stated that his firm was in Wellesley but that he has worked in Westwood for over 15 years and designed many of the homes on Fox Meadow Drive. He said many of these properties have had 4 or 5 garage bays, and that he has appeared before the Board in the past. Mr. Gleysteen stated that the difference with this application is that the homeowner is a car collector, and is looking to have a hobby room to store the sports cars.

Ms. Flynn asked is the Board would like the plans displayed. Ch. Lally stated to please display the plot plan. Ch. Lally then stated that the property currently meets all setbacks. Mr. Gleysteen stated that was correct. Ch. Lally stated that the applicant was only seeking relief for the extra garage bays. Mr. Gleysteen again said that was correct.

Ch. Lally then asked Ms. Walsh if she had any questions. Ms. Walsh stated that the application was very straightforward and that she did not have any questions. Ch. Lally then asked Mr. McCusker if he had any questions. Mr. McCusker asked if there was any objection from abutters. Mr. Gleysteen stated that there wasn't any that he was aware of. Mr. Peabody stated that the homeowner had stated the neighbors he had spoken with were supportive. Mr. McCusker asked Ms. Flynn if the Board had received any feedback from abutters. Ms. Flynn said there was not.

Ch. Lally stated he wanted to read the Building Inspector's comments into the record for the general public's information. Ch. Lally read a portion of Building Inspector Mike Perkins comments dated June 14, 2023 submitted in the applicant's online application. The comment reads as follows: "The existing house complies with the Zoning Bylaw requirements for height, setbacks, and lot coverage while the lot complies with the dimensional requirements for frontage, width, non-wetland area, and the maximum allowable impervious surface for the Single Residence E Zoning District in which the property lies." Ch. Lally asked Ms. Flynn if that is correct and Ms. Flynn said it was.

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

Ms. Walsh moved that the Westwood Zoning Board of Appeals grant the special permit for 2 Fox Meadow Drive pursuant to the Westwood Zoning Bylaw Section §4.3.3.2 [Accessory Uses – Motor Vehicle Storage]. The Motion was seconded by Mr. McCusker. Ch. Lally called a roll call vote; the Board voted unanimously via roll call grant the special permit for 2 Fox Meadow Drive.

Vote to Approve Meeting Minutes

Ch. Lally stated that the minutes for July 19, 2023 meetings were completed and ready for approval.

Mr. McCusker moved that the Westwood Zoning Board of Appeals approve the meeting minutes from the July 19, 2023 meeting. The Motion was seconded by Ms. Walsh. Ch. Lally called a roll call vote; the Board voted unanimously in favor to approve meeting minutes from the July 19, 2023 meetings.

Vote to Adjourn Hearing

On a motion by Mr. McCusker, seconded by Ms. Walsh, the Board voted unanimously on a roll call vote to adjourn the meeting at 7:14 pm.

List of Documents:

2 Fox Meadow Drive

- Zoning Board application; plans and associated attachments