

**DECISION OF THE ZONING BOARD OF APPEALS
of the
TOWN OF WESTWOOD**

PROPERTY OWNER(S): Robert and Jane Calobrisi

PETITIONER(S): Robert and Jane Calobrisi
37 Lake Shore Drive
Westwood, MA 02090

LAND AFFECTED: 37 Lake Shore Drive
Westwood, Massachusetts 02090
Map 28 Lot 104

HEARING:

The Board of Appeals for the Town of Westwood held a meeting according to the General Laws of the Commonwealth of Massachusetts on Wednesday December 20, 2023 at 7:00 P.M. via remote participation to consider the Petitioner's request for a minor administrative modification to the Special Permit for 37 Lake Shore Drive, which was granted by the Zoning Board of Appeals on May 17, 2023 and filed in the Office of the Town Clerk on May 31, 2023. The Petitioner has requested permission to modify the foundation plans for the approved attached Accessory Apartment addition. The property is located in the Single Residence C (SRC) zoning district.

BOARD MEMBERS: John Lally, Chairman
Michael McCusker
Linda Walsh

DECISION and CONDITIONS

The Board of Appeals voted unanimously to grant the Petitioner's request for a Minor Modification to the previously granted Special Permit for 101 Alder Road, subject to the following conditions:

1. The Project shall be constructed in substantial conformity with the submitted foundation plans titled "Millbrook Homes/ Calobrisi Addition" prepared by Apex Homes of PA, LLC dated July 10, 2023 and last revised August 17, 2023 consisting of four sheets titled: A1, A2, A3 and A3.1.
2. The Petitioner stated the approved accessory apartment will not have interior access to the proposed basement, and is to remain unfinished storage and utility space. Should the basement become finished livable space at a later date, the accessory apartment shall not have interior access from within.
3. The Petitioner shall pursue completion of the Project with reasonable diligence and continuity.

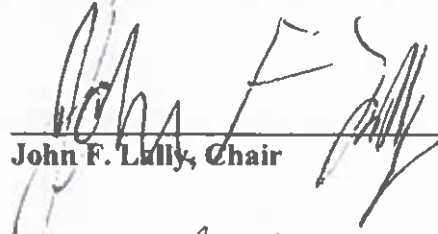
RECORD OF VOTE

The following members of the Board of Appeals voted to grant the Special Permit Minor Modification for the above-mentioned project: John Lally, Michael McCusker and Linda Walsh.

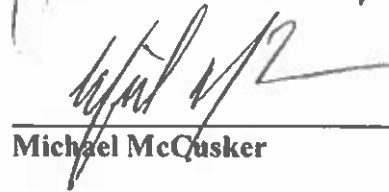
The following members of the Board of Appeals voted in opposition to the grant of the Special Permit: None.



WESTWOOD ZONING BOARD OF APPEALS



John F. Lally, Chair



Michael McCusker



Linda Walsh

12/28/23
Date

37 Lake Shore Drive