

APPROVED

On Meeting Date: 5/15/24

**Zoning Board of Appeals
Remote Participation, Zoom Video Conference Call
Meeting Minutes –April 24, 2024**

**Received May 23, 2024@11:31AM
By: Westwood Town Clerk**

Members present: Chair John Lally, Michael McCusker and Danielle Button
Staff Members Present: Zoning and Licensing Agent Karyn Flynn

The meeting was called to order by Chair John Lally at 7:03 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: 379 Washington Street

Petitioner: Joseph McNally

Project: Special Permit pursuant to the Westwood Zoning Bylaw Sections §4.5.3.2.3 [Alterations of Nonconforming Structures]. The Petitioner proposes to remove an existing front porch attached to a single-family residence and construct a new larger covered porch in its place. The existing structure is non-conforming as it is 19.8' from the front lot line, where 25' is required. The proposed porch will extend into the front setback at 19.2'. The existing structure also violates the right-side setback at 7.7' where 15' is required. The lot is nonconforming as it lacks frontage. The property is located in the General Residence (GR) zoning district.

Ch. Lally read the public hearing notice and asked if the applicant was in attendance. Ms. Flynn stated that Joseph McNally was in attendance. Ch. Lally asked Mr. McNally to present his project.

Mr. McNally stated that the entire project would entail adding a family room to the left side of the house where a sunroom is currently. Mr. McNally stated that the current sunroom does not work for his family, so they would like remove the sunroom to add family room and front porch to enclose the front entry way.

Ms. Flynn stated that the family room addition portion of Mr. McNally's project can be done by right and the front porch is before the Board for review. Ch. Lally asked that Ms. Flynn display the plot plan. Ch. Lally stated the side addition does not require a special permit and the Board is only concerned with the front porch. Ms. Flynn stated that was correct.

Ch. Lally asked Mr. McNally if the proposed porch would be in the 19.2' from the front setback. Mr. McNally said that was correct. Ch. Lally asked if the applicant would be increasing the height of the porch. Mr. McNally said he would need to look at his paperwork to find that elevation. Ch. Lally asked Ms. Flynn for the height. Ms. Flynn stated the Building Commissioner had provided the average height of the porch at 12'. Mr. McNally said that is very close the existing roof over the existing front entryway.

Ch. Lally asked Ms. Button if she had any questions. Ms. Button asked the applicant if he had spoken with any of his neighbors about the project. Mr. McNally stated that he had reach out to five neighbors including the two on either side and showed them the plans for the project. He stated that all were all in favor of the project and believed it would be an improvement over what is currently there. Ms. Button stated as a resident on that side of town and being familiar with driving past the area she agrees that the proposed project would improve the aesthetic at the current residence.

Ch. Lally asked Mr. McCusker if he had any questions. Mr. McCusker stated that he did not, but agreed that the proposed project will be a big improvement to the property.

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

Ms. Button moved the Westwood Zoning Board of Appeals grant the Special permit for 379 Washington Street pursuant to Westwood Zoning Bylaw Section §4.5.3.2.3 [Alterations of Nonconforming Structures]. 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 379 Washington Street.

Vote to Approve Meeting Minutes

Ch. Lally stated that the minutes for March 13, 2024 meeting were completed and ready for approval. Ch. Lally stated that he was not present for that meeting and would be abstaining from the vote. Mr. McCusker stated there was one typo in the minutes in the motion to adjourn. He stated that Ms. Walsh's name was incorrectly spelled as Wash. Ms. Flynn noted that error and made that correction.

Mr. McCusker moved that the Westwood Zoning Board of Appeals approve the meeting minutes from the March 13, 2024 meeting as amended. The Motion was seconded by Ms. Button. Ch. Lally called a roll call vote; the Board voted 2-0-1 in favor to approve meeting minutes from the March 13, 2024 meeting, with Ch. Lally abstaining 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 7:18 pm.

List of Documents:

- 379 Washington Street
Zoning Board application; plans and associated attachments