

Zoning Board of Appeals

Scott Murphy, Chair
Mary Kate Daly
Shannon Greenwell
Al Porro
Michael Sheehan



**Director of Community
Planning and Economic
Development**

Paul Halkiotis, AICP

Assistant Planner

Sarah Dixon Bouchard

**January 4, 2022
Norwood Senior Center
275 Prospect Street
Remote participation available at GoToMeeting**

Minutes

Present: **Scott Murphy, Chair**
 Shannon Greenwell
 Mary Kate Daly
 Michael Sheehan
 Ryan Gorman

Call to Order: The meeting was called to order at 7:00 p.m. by the Chairman, Mr. Scott Murphy. Mr. Scott Murphy was in attendance at the Norwood Senior Center; all other members of the Board participated remotely through GoToMeeting.

Public Hearings:

Case #22-01 96 Maple Street

Mr. Murphy read the legal notice into the record.

Bradford Pineau, architect and applicant, introduced the proposal to construct a second story addition to the existing single family home. He showed photos of the existing conditions and described the existing home as a well maintained but dated and with limited landscape buffer to provide privacy to the home. He described the lot as central with a lot of exposure from surrounding properties. He stated that the proposed renovation would provide privacy to the site and abutting properties, but add value to the home and neighborhood. He described the neighborhood as diverse in design (Tudor, colonial, etc).

Mr. Pineau reviewed the plans for the renovation with the Board. A new attached garage is proposed that complies with zoning limitations. He described proposed landscaping for the new structure that would increase privacy and improve visual qualities. He displayed renderings of the new structure.

Ms. Daly asked what the final square footage of the building would be. Mr. Pineau replied that the total final structure would be 3690 sq. ft.

Ms. Greenwell asked if the only change to the footprint would be the relocation of the garage to the rear. Mr. Pineau confirmed that would be the only change.

Mr. Murphy asked if Mr. Pineau could display a site plan with both current and proposed structures shown. Mr. Pineau identified and described the structures on the site plan submitted. Mr. Pineau offered to submit his display materials to be included in the record.

Mr. Murphy confirmed the location of the garage in the rear and asked about access. Mr. Pineau stated there would be a standard 2 car garage door and a driveway on the side. Mr. Murphy asked if that met setback requirements. Mr. Pineau showed on the site plan that the proposed garage structure would be within the allowable building footprint.

Mr. Murphy opened the public hearing for comment.

Darren and Meredith Fahy, 96 Maple Street, were present remotely but did not provide comment.

Anne Maneikis, 45 Bullard Street, stated her objection to the proposal stating changes to character and use of the property. She stated that the structure would be more detrimental than the existing property and that the increase in square footage would devalue her home and reduce her privacy with height, noise and lighting. She stated that the design would be inconsistent with the neighborhood.

Mr. Sheehan stated that he agrees the proposal is not in the character of the neighborhood. He stated his preference for all documentation to be submitted before the hearing.

Ms. Daly stated that the neighborhood has a variety of different styles and the second floor change is consistent with other similar renovations in the area.

Ms. Greenwell agreed and stated that there are varying designs and sizes in the neighborhood, and that some were consistent in size with the proposed final proposal. She stated that the architectural rendering in the presentation was helpful for review.

Mr. Gorman asked if privacy concerns by the abutter could be mitigated with proposed trees and landscaping. Mr. Pineau responded that privacy is a primary goal for the proposal, and that a hedge and new tree plantings are proposed. Mr. Pineau stated that the proposal is under the maximum building height allowable in the Bylaw and that the design attempts to keep the proposal in scale with the neighborhood.

Mr. Gorman stated that the existing home is one of the only single stories on the street.

Mr. Murphy stated that he agrees with Ms. Daly. He stated that second story renovations are routinely approved and that the neighborhood is eclectic in design. He stated his preference for presentation materials to be shown ahead of time and offered the Board to continue if they needed more time to review.

Ms. Daly stated that she would be ready to vote, and that the Board could review application policy as an administrative issue to create consistent expectations. Mr. Murphy agreed.

Ms. Greenwell stated that she is prepared to vote.

Mr. Gorman stated that he is prepared to vote.

Motion: ‘

Ms. Daly made a motion to close the hearing. Ms. Greenwell seconded the motion. A roll call vote was held and the motion carried 5-0.

Motion:

Ms. Greenwell made a motion to approve the special permit as presented. Ms. Daly seconded the motion. A roll call vote was held and the motion carried 4-1, with Mr. Murphy, Ms. Daly, Ms. Greenwell and Mr. Gorman voting yes and Mr. Sheehan voting no.

Mr. Murphy asked Mr. Pineau to submit his display materials to Ms. Bouchard to be added to the record. Ms. Bouchard asked Mr. Pineau to clarify what he had submitted in the application, and he stated that he submitted all required documentation but the presentation materials were new to the Board. Ms. Bouchard thanked Mr. Pineau for clarifying, stating that the Board is still adjusting to the new online permitting system.

Other Business-

Mr. Murphy stated that the Board received a status update for 973 University Ave.

Luke Fabbri, Geological Field Services for the applicant, recalled that in September the applicant had requested an extension of a deadline for restoration of a part of the property. He stated that the extension had been granted, and Mr. Federico had been working to complete that restoration since then. Mr. Fabbri stated that the slope was now constructed and that vehicles could now access the land to complete the restoration.

Mr. Murphy clarified that this is the annual status report required by the permit; Mr. Fabbri stated that it was. He stated that the applicant satisfied conditions for Conservation Commission.

Mr. Murphy reminded the applicant to be mindful of permit expiration. Mr. Fabbri described the work required to stabilize the rock face and build a sloped ramp to access the area of the property to be restored. He stated that an extension will be sought next year but that the applicant wanted to show that progress had been made.

Mr. Murphy asked Ms. Bouchard whether other Town staff had submitted comments; Ms. Bouchard replied that none had been received.

Mr. Sheehan and Mr. Murphy thanked Mr. Fabbri for the update.

Approval of Meeting Minutes –

Motion:

Ms. Greenwell made a motion to approve minutes for 12/7/21. Mr. Gorman seconded the motion. Mr. Murphy noted that Mr. Sheehan's remote connection had disconnected but that the Board still had a quorum. A roll call vote was held and the motion carried 4-0.

Administrative Updates

Ms. Bouchard gave an update about meeting location. She stated that due to rising Omicron case counts, town board have been opting to meet remotely again. Ms. Bouchard noted that the ZBA has a choice to continue meeting on a hybrid set up or solely remotely.

Mr. Murphy stated that he thought going remote for a temporary basis may be optimal. Ms. Daly, Ms. Greenwell and Mr. Gorman agreed.

Mr. Murphy noted that the new hybrid set up is going well but until case counts begin to drop, meetings should be completely remote.

Ms. Bouchard described an application received for next month's agenda.

Adjournment

Motion:

Ms. Daly made a motion to adjourn. Ms. Greenwell seconded the motion. A roll call vote was held and motion passed 4-0.

The meeting adjourned at approximately 7:45 p.m.