

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

June 1, 2021

Minutes

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

Please note the June 1, 2021 hearing was held remotely using GoToMeeting software pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L.c. 30A & 18, and the Governor's March 15th Executive Order imposing strict limitations on the number of people that may gather in one place. Although no in-person attendance of members of the public occurred, the town of Norwood made every effort to ensure the public can access the proceedings in real-time via technological means.

Technical difficulties prevented a timely opening of the meeting. Notice was posted on the Town website to alert residents of the delay and provide contact information for updates.

The meeting was called to order at 7:20 PM by Chair Scott Murphy.

Fifth Board member Al Porro notified the Board via Ms. Bouchard, Assistant Town Planner, that he was unable to attend. Mr. Murphy declared a quorum and explained the procedural implications of a supermajority vote to all applicants in attendance.

Case #21-03 1369 Providence Highway (continued from 5/4/21)

Mr. Almeida, legal counsel for the applicant, presented to the Board a verbal request for a continuance.

Motion:

Ms. Daly made a motion for continuance to July 6, 2021 at 7 pm at the Community Room at the Norwood Police/Fire Station. Mr. Sheehan seconded the motion. A Roll Call Vote of 4 to 0 was taken. Motion passed.

Case #21-14 – 75 Garfield Avenue

Mr. Murphy read the legal notice into the record.

Dan Corzelius, homeowner and applicant, introduced the proposal to construct an addition to the single family home. The addition will finish space above the existing first floor garage, adding a second bathroom and small office space. Roofline will be adjusted to be closer to the roofline of house, adding third dormer, and Mr. Corzelius stated that the visual impression of the front of the home would remain the same. A small screened porch is proposed to be constructed on the rear of the structure.

Ms. Greenwell thought layout was clear and that the proposal would have a nominal impact on setbacks. She asked about the calculated increase in living area.

Ms. Bouchard read comments from Matt Walsh, Building Commissioner, that stated the increase in finished living area would be less than 1% of the 25% allowed by threshold in the Bylaw.

Ms. Greenwell stated that the proposal is consistent with the neighborhood.

Mr. Murphy stated that he believes the application meets Special Permit requirements.

Mr. Murphy opened the hearing to the public for comment. Hearing none, the Board closed the hearing.

Motion:

Mr. Sheehan made a motion to close the hearing. Ms. Greenwell seconded the motion. A roll call vote of 4-0 was taken.

Motion:

Ms. Greenwell made a motion to approve the Special Permit for 75 Garfield Avenue under Bylaw Section 5.4. Mr. Sheehan seconded the motion. A roll call vote of 4-0 was taken.

Administrative Updates

Ms. Bouchard discussed proposed changes to board schedule and the transition back to in person meetings.

Approval of Meeting Minutes – April 6, 2021

Ms. Daly made a motion to approve the minutes for April 6, 2021. Mr. Murphy seconded the motion. A Roll Call Vote of 3 - 0 – 1 was taken, with an abstention taken by Ms. Greenwell.

Motion:

Ms. Greenwell made a motion to adjourn. Ms. Daly seconded the motion. A Roll Call Vote of 4 to 0 was taken and the motion passed.

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