

ZONING BOARD OF APPEALS

Michael Sheehan, Chair
Mary Kate Daly
Shannon Greenwell
Al Porro
Rachel Churchill



DIRECTOR OF
COMMUNITY DEVELOPMENT

Sarah Dixon Bouchard

May 9, 2023
Meeting Minutes

PRESENT

Michael Sheehan, Chair
Shannon Greenwell
Rachel Churchill
Mary Kate Daly
Paul Eysie, remote

Sarah Bouchard, Town Planner
Emily Manning, Recording Secretary, remote

CALL TO ORDER

The meeting was called to order at 7:03 P.M.

PUBLIC HEARINGS

Case No: 23-02: Special Permit Extension, 971 University Ave (continued from April 11, 2023)
A request has been received for a continuance to the June 6, 2023 ZBA meeting

MOTION to continue the public hearing to the June 6, 2023 meeting made by Mary Kate Daly.
Seconded by Shannon Greenwell.

Roll Call Vote:

Paul Eysie: **Yes**
Rachel Churchill: **Abstained**
Mary Kate Daly: **Yes**
Shannon Greenwell: **Yes**
Michael Sheehan: **Yes**

Result: 4-0-1 (Motion Passed)

Case No: 23-09: Variance, 241 Pleasant St

Mr. Sheehan read an email received from the Building Inspector dated May 9, 2023.

David Hern, 30 Walpole St., spoke on behalf of the applicant. He spoke on the history of the property. The applicant was looking to convert the current single family dwelling into a two family dwelling. Mr. Hern also stated that the current home is the only one of its type in Norwood, and had historic significance. The applicant was looking for relief in regards to floor

area requirement, seeking to increase it by over 50%. Mr. Hern pointed out that hardship would fall on his client if the variance was denied.

Ms. Greenwell wondered how far over the 50% requirement the applicant was. Mr. Hern responded that they were looking to double the square footage. Ms. Greenwell pointed out that the applicant did not provide new plans to go along with the variance application, and were providing plans from a previous variance request. The renderings provided did not include square footage, elevation, or an exterior rendering.

Ms. Greenwell also clarified that a modification was being made to an existing historical structure.

Mr. Sheehan asked Mr. Hern for clarification on the provided plans. Mr. Hern stated that the applicant was looking to follow the same plan previously approved for a variance by the Zoning Board in 2019.

Ms. Daly questioned the soil conditions on the lot.

Ms. Churchill pointed out that the proposed addition would take away from the uniqueness of the structure, therefore taking away from the purpose of the application. Mr. Hern stated that in order to preserve the home, the proposed addition would be necessary. Edward Musto, applicant, 36 Blue Hill Dr., Westwood, explained why he was looking to add an addition to this property.

Mr. Eysie asked for clarification on what the applicant requested from the Zoning Board in 2019, and how it differed from the request before them. Mr. Hern stated that they requested both a special permit and a variance. The variance was granted by the Board, but the special permit was deemed unnecessary at that time.

Judith Howard, 200 Nichols St., spoke on behalf of the historical significance of the home on the property. She believed the addition would take away from the historical significance of the home.

Nancy Cordopatri, 251 Pleasant St., detailed her concerns for the water on the property in question, which has impacted her own property.

Mr. Musto, who has owned the property since 1999, spoke on the conditions inside the home. He stated that although it is a valid housing unit, it is in need of repair. He also offered responses to the members of the public that commented.

Mr. Hern stressed the uniqueness of the property in question.

Mr. Sheehan opened discussion of the Board's wishes.

MOTION I to close the public hearing made by Shannon Greenwell.

Ms. Greenwell's motion was not seconded.

Ms. Churchill stated that she wanted to see updated plans for this property. Ms. Greenwell stated she had not seen enough in regards to the shape, soil, and topography. She was also questioning the historical aspect of the existing home. Mr. Eysie believed that losing this historical home would be a great loss for the town.

Ms. Churchill questioned the Board's authority to grant the variance. She wondered if the historicity of structures was related to variances, and proposed raising the question to Town Counsel.

Mr. Sheehan suggested having the applicant return to the Board with renderings of the proposed addition with the correct footprint, elevations, and a simple floor plan; how the addition would attach to the home, and how much demolition of the side wall would be necessary, including how the side wall would be protected during demolition. Mr. Sheehan also suggested requesting an updated plan certified by an engineer that shows the correct dimensions.

MOTION II to continue the public hearing to the June 6, 2023 meeting, and have the applicants provide the aforementioned items (*by Mr. Sheehan*) made by Paul Eysie. Seconded by Mary Kate Daly.

Roll Call Vote:

Paul Eysie: **Yes**

Rachel Churchill: **Yes**

Mary Kate Daly: **Yes**

Shannon Greenwell: **Yes**

Michael Sheehan: **No**

Result: 4-1-0 (Motion Passed)

OTHER BUSINESS

MOTION I to table the meeting minutes from March 28, 2023 made by Mary Kate Daly. Seconded by Shannon.

Roll Call Vote:

Rachel Churchill: **Yes**

Mary Kate Daly: **Yes**

Shannon Greenwell: **Yes**

Paul Eysie: **Yes**

Michael Sheehan: **Yes**

Result: 5-0-0 (Motion Passed)

MOTION II to table the meeting minutes from March 14, 2023 made by Rachel Churchill. Seconded by Shannon Greenwell.

Roll Call Vote:

Rachel Churchill: **Yes**

Paul Eysie: **Yes**

Mary Kate Daly: **Yes**

Shannon Greenwell: **Yes**

Michael Sheehan: **Yes**

Result: 5-0-0 (Motion Passed)

ORGANIZATION OF THE BOARD:

May 1, 2023- April 20, 2024

MOTION I to nominate Michael Sheehan as chairman made by Mary Kate Daly. Seconded by Paul Eysie and Shannon Greenwell.

Roll Call Vote:

Paul Eysie: **Yes**

Rachel Churchill: **Yes**

Mary Kate Daly: **Yes**

Shannon Greenwell: **Yes**

Michael Sheehan: **Yes**

Result: 5-0-0 (Motion Passed)

MOTION II to nominate Mary Kate Daly as clerk made by Shannon Greenwell. Seconded by Rachel Churchill.

Roll Call Vote:

Rachel Churchill: **Yes**

Paul Eysie: **Yes**

Shannon Greenwell: **Yes**

Michael Sheehan: **Yes**

Mary Kate Daly: **Yes**

Result: 5-0-0 (Motion Passed)

ADJOURNMENT

MOTION to adjourn the meeting made by Rachel Churchill. Seconded by Mary Kate Daly.

Roll Call Vote:

Paul Eysie: **Yes**

Rachel Churchill: **Yes**

Mary Kate Daly: Yes
Shannon Greenwell: Yes
Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

The meeting was adjourned at 8:27 P.M.

Minutes respectfully submitted by Emily Manning