

**Zoning Board of Appeals
June 21, 2022
Meeting Minutes**

PRESENT

Michael Sheehan, Chair
Benjamin Beutel
Mary Kate Daly
Shannon Greenwell
Al Porro

Sarah Bouchard, Assistant Town Planner

CALL TO ORDER

The meeting was called to order at 7:00 P.M.

PUBLIC HEARINGS

Case No: 22-08, 1223 Washington Street, continued from 6/7/2022.

David Hern, 60 Walpole St., attorney for the applicant, spoke. The plans originally submitted were revised and resubmitted to the Board. The new plans took into account concerns over traffic congestion at the last hearing. The applicant has also proposed a two story building rather than a three story as was originally submitted. There was not a set handicap unit in the building, but the applicant was willing to add one at the request of the Board. They also eliminated a proposed elevator.

The parking plans changed as well. Mr. Hern stated the applicant was establishing a snow storage area, which was a concern at the last hearing. One parking space would be provided per unit. Signage preventing right turns onto Concord Ave would be placed as well.

Mr. Hern pointed out that this was the only building on that stretch of Washington Street that had not been updated in over 40 years. The applicant was proposing an attractive, up to code housing that would greatly benefit the area.

Ms. Greenwell questioned the shape, soil, and topography of the lot.

Ms. Daly questioned the height of the building. Mr. Hern responded that with the size of the project being scaled back, only decor would exceed the height, and would not be habitable. He also stated the decor was necessary for aesthetic appeal.

Mr. Sheehan acknowledged a letter from Judith Howard, requesting the Town purchase the lot. The Board would be forwarding the letter to the Board of Selectmen.

Danielle Timlin, 14 Concord Ave., expressed concerns for the side of the property abutting Concord Ave. She provided photographs that she had taken of the property in the past two

weeks prior to the hearing. The photos showed vehicles parked on the Concord Ave. side of the property, and causing issues with traffic and pedestrians. Ms. Timlin also commented on the size of tree stumps on the property, as well as the amount of rabbits burrowing. Mr. Sheehan stated that humanely removing the rabbits by a pest control company could be a condition of the motion.

Barbara Gallo, 60 Concord Ave., requested to see the differences in the two plans. She wondered if the new plans would change the footprint of the building, to which Mr. Hern responded they would not.

Chelsey Tourville, 91 Concord Ave., asked for clarification on the right hand turn out of the property. Mr. Sheehan stated that only left hand turns would be allowed out of the Concord Ave. exit. Signage on the property would indicate no right hand turns.

Mr. Sheehan noted that other uses could be pursued by right on the site, such as a rooming or boarding house, should this request for relief not be granted.

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

Roll Call Vote:

Al Porro: Yes

Shannon Greenwell: Yes

Mary Kate Daly: Yes

Benjamin Beutel: Yes

Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

Mr. Beutel expressed concerns over hardships related to the variance. Mr. Sheehan pointed out that it was an irregular lot, and the current zoning prevented any development of the property. He also reiterated that the developer could put up a lodging house on the property without coming before the Zoning Board.

Ms. Greenwell wondered if this case was the result of bad zoning in the area, and was something that needed to be changed in the bylaws. She also pointed out that she was still having a hard time with the shape, soil, and topography of the lot.

Mr. Porro believed that this project would greatly benefit the area in South Norwood.

MOTION II to approve the multi-family unit at 1223 Washington Street made by Mary Kate Daly. Seconded by Shannon Greenwell.

Roll Call Vote:

Al Porro: Yes
Shannon Greenwell: Yes
Benjamin Beutel: Yes
Mary Kate Daly: Yes
Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

MOTION III to approve the special permit to allow the 25 ft. aisle width made by Al Porro.
Seconded by Shannon Greenwell.

Roll Call Vote:

Benjamin Beutel: Yes
Mary Kate Daly: Yes
Al Porro: Yes
Shannon Greenwell: Yes
Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

MOTION IV to approve the variance to allow the floor area ratio of 0.68 made by Al Porro.
Seconded by Mary Kate Daly.

Roll Call Vote:

Al Porro: Yes
Shannon Greenwell: No
Benjamin Beutel: No
Mary Kate Daly: Yes
Michael Sheehan: No

Result: 2-3-0 (Motion Failed)

MOTION V to approve the variance to allow eight units where the allowed use is two made by Al Porro. Seconded by Mary Kate Daly.

Roll Call Vote:

Al Porro: Yes
Shannon Greenwell: No
Mary Kate Daly: Yes
Benjamin Beutel: No
Michael Sheehan: No

Result: 2-3-0 (Motion Failed)

OTHER BUSINESS

Mr. Sheehan stated that he would like the Board to reconsider the votes on the variances for Case 22-08 at the next meeting.

UPCOMING HEARING: July 19, 2022

ADJOURNMENT

MOTION to adjourn the meeting made by Al Porro. Seconded by Mary Kate Daly.

Roll Call Vote:

Al Porro: **Yes**

Shannon Greenwell: **Yes**

Mary Kate Daly: **Yes**

Benjamin Beutel: **Yes**

Michael Sheehan: **Yes**

Result: 5-0-0 (Motion Passed)

The meeting was adjourned at 7:53 P.M.

Minutes respectfully submitted by Emily Manning