

ZONING BOARD OF APPEALS

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



DIRECTOR OF
COMMUNITY DEVELOPMENT
Sarah Dixon

ASSISTANT DIRECTOR OF
COMMUNITY DEVELOPMENT
Holly Jones

Zoning Board of Appeals
July 11, 2023
Meeting Minutes

PRESENT

Michael Sheehan, Chair
Mary Kate Daly, Clerk
Al Porro
Ryan Gorman
Joanne Powell

Holly Jones, Assistant Director of Planning

CALL TO ORDER

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

PUBLIC HEARINGS

Case 23-13, 15 Irving Street

Richard Griffin, 89 Access Road, attorney, presented for the applicant. The applicant was looking for a special permit to expand nonconformity by adding an addition over their garage, which would increase the habitable floor area by more than 25%. The home had previously fallen into disrepair, and the proposed addition would enhance the neighborhood, while not being detrimental.

After viewing the building plans, Mr. Porro questioned if the proposed addition was to be an apartment. John Colantuoni, 77 Hemlock Drive, Westwood, clarified that the area in question by Mr. Porro was to be a breezeway.

Ms. Daly asked for clarification on the height of the addition over the garage. Mr. Colantuoni stated that the height would be the same across the structure.

Ms. Powell clarified with Mr. Colantuoni that the structure would be new, but they would be building off of the existing foundation. She also questioned the lot coverage on the steps in the front and the back of the structure that were not reflected in the plot plan. Mr. Colantuoni stated that he believed the lot coverage provided included those steps.

MOTION I to close the public hearing made by Mary Kate Daly. Seconded by Al Porro.

Roll Call Vote:

Joanne Powell: Yes

Ryan Gorman: Yes

Mary Kate Daly: Yes

Al Porro: Yes

Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

Mr. Sheehan went over the requirements for approving a special permit with the Board.

MOTION II to approve the special permit, as presented, made by Mary Kate Daly. Seconded by Al Porro.

Roll Call Vote:

Joanne Powell: Yes

Ryan Gorman: Yes

Mary Kate Daly: Yes

Al Porro: Yes

Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

Case 23-15, 92 Union Street

Harold Raymond, presented on behalf of the applicants. They were seeking a special permit for a second story addition, due to existing nonconformity.

Mr. Porro asked what was behind the property at 92 Union Street. Ms. Jones clarified that the Traphole Brook ran behind the property.

Mr. Sheehan questioned two structures behind the existing home that were not listed on the Norwood Assessor's Database. Ms. Jones clarified that there were two sheds behind the home that the applicants received approval from the Conservation Commission for. She stated that they worked with the Building Department at the time to ensure the sheds were up to code.

Ms. Powell asked for clarification on the ridge height. Mr. Raymond stated the ridge would be 27 feet off of the ground at the front of the home.

Ms. Daly asked for both the square footage of the existing home and the proposed addition. The existing home was 2,000 square feet, and the proposed addition would add an additional 2,000 square feet. The total square footage of the lot was 4,800 square feet.

Mr. Porro and Mr. Raymond further discussed the ridge height.

Mr. Sheehan questioned the percentage of habitable area over the lot coverage. Pedro Maldonado, 126 Ipswich Road, Boxford, stated that he believed the lot coverage was 13%.

Ms. Jones clarified that the applicants were seeking a special for habitable area increase over 25%. Mr. Sheehan then asked for the exact square footage being added for the proposed second story addition.

MOTION I to table the public hearing to the end of the meeting made by Ryan Gorman. Seconded by Joanne Powell.

Roll Call Vote:

Al Porro: Yes

Mary Kate Daly: Yes

Ryan Gorman: Yes

Joanne Powell: Yes

Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

Case 23-16, 118 Monroe Street

Vincent Ubertini, 2 Mooncusser Lane, Dennis, presented on behalf of the applicant. The applicant was looking to add an addition to the rear of her property to accommodate her elderly parents. The proposed addition would not be visible from the front of the property. The proposed addition would add 909 square feet to an existing 2,360 square foot home.

Ms. Powell questioned what the roof height of the new addition was. Mr. Urbani stated the roof height of the proposed addition would be 12 feet.

MOTION I to close the public hearing made by Mary Kate Daly. Seconded by Ryan Gorman.

Roll Call Vote:

Joanne Powell: Yes

Ryan Gorman: Yes

Mary Kate Daly: Yes

Al Porro: Yes

Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

MOTION II to approve the special permit, as presented, made by Mary Kate Daly. Seconded by Al Porro.

Roll Call Vote:

Joanne Powell: Yes

Ryan Gorman: Yes
Mary Kate Daly: Yes
Al Porro: Yes
Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

Case 23-17, 4-6 Savin Avenue

Rao Ronanki, 5 Solstice Way, Sharon, property owner, presented. He was looking to add dormers to the roof of the property at 4-6 Savin Avenue, which was a pre-existing nonconforming structure.

Mr. Sheehan wondered if the roof dormers would increase the ridgeline of the property, which Mr. Ronanski confirmed they would not.

Ms. Powell questioned if the parking area, which was proposed as seven spots on the plans, was an addition to what was already there. Mr. Ronanski stated that the parking area was not changing, he was adding lined spots.

Mr. Sheehan clarified whether or not the parking area was paved. Mr. Ronanski stated that it was gravel, but he was planning on paving it. Mr. Sheehan also questioned the second structure on the property as it was listed as both a shed and a garage on different plans. Mr. Ronanski confirmed that it was a shed, and the space was not large enough for a car to drive through.

Mr. Porro wondered about the square footage of the three units inside of the property. Mr. Ronanski provided the square footage, and stated that the roof dormers would add an additional 760 square feet to the third floor unit.

Robert Franke, 9 Savin Avenue, questioned the proposed parking area for the property.

Mr. Sheehan and Ms. Jones clarified the parking requirements that would affect the property.

MOTION I to close the public hearing made by Mary Kate Daly. Seconded by Ryan Gorman.

Roll Call Vote:

Joanne Powell: Yes
Ryan Gorman: Yes
Mary Kate Daly: Yes
Al Porro: Yes
Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

Mr. Porro expressed concerns for the proposed parking area. He stated that he would like to see a parking plan with clear dimensions and to know what type of material would be used to pave the driveway.

MOTION II to approve the special permit, with the condition that the applicant provide a to scale parking plan of all parking spaces, and outline what the surface will be regarding the material used in the parking lot, made by Al Porro. Seconded by Joanne Powell.

Roll Call Vote:

Joanne Powell: Yes

Ryan Gorman: Yes

Mary Kate Daly: Yes

Al Porro: Yes

Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

Case 23-15, 92 Union Street (continued from earlier in the meeting)

MOTION II to remove this public hearing from the table made by Mary Kate Daly. Seconded by Ryan Gorman.

Roll Call Vote:

Joanne Powell: Yes

Ryan Gorman: Yes

Mary Kate Daly: Yes

Al Porro: Yes

Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

Mr. Raymond stated that the total square footage of the home, including the proposed addition, would be 5,196, which would total a 166% increase. The Norwood Assessor's Database listed the home at a total square footage of 1,952.

MOTION III to close the public hearing made by Mary Kate Daly. Seconded by Al Porro.

Roll Call Vote:

Joanne Powell: Yes

Ryan Gorman: Yes

Mary Kate Daly: Yes

Al Porro: Yes

Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

MOTION IV to approve the special permit, as presented, made by Mary Kate Daly. Seconded by Joanne Powell.

Roll Call Vote:

Joanne Powell: Yes

Ryan Gorman: Yes

Mary Kate Daly: Yes

Al Porro: Yes

Michael Sheehan: Yes

Result: 5-0-0 (Motion Passed)

OTHER BUSINESS

MOTION to table the meeting minutes of June 21, 2022, August 2, 2022, September 13, 2022, and May 9, 2023 to the July 25, 2023 meeting at the Norwood Senior Center, made by Mary Kate Daly. Seconded by Ryan Gorman.

Roll Call Vote:

Al Porro: Yes

Mary Kate Daly: Yes

Ryan Gorman: Yes

Joanne Powell: Yes

Michael Sheehan: Yes

Result: 5-0-0 (Approved)

ADJOURNMENT

MOTION to close the public hearing made by Mary Kate Daly. Seconded by Al Porro.

Roll Call Vote:

Al Porro: Yes

Mary Kate Daly: Yes

Ryan Gorman: Yes

Joanne Powell: Yes

Michael Sheehan: Yes

Result: 5-0-0 (Approved)

The meeting was adjourned at 8:11 P.M.

Minutes respectfully submitted by Emily Manning