

**Town of Westwood
Zoning Board of Appeals
Carby Street Municipal Office Building
Meeting Minutes – July 27, 2016**

Members Present: John F. Lally, Acting Chairman, Douglas C. Stebbins, David M. Belcher
Staff Member Present: Louise C. Rossi - Administrator

Mr. Lally gave a brief description of the proceedings and all were sworn in who anticipated giving testimony.

Applications

34 Glen Road

Applicant: Mr. & Mrs. Paul Aries

Project: Special Permit under Section 4.5.6

Mr. Lally read the legal notice pertaining to this application.

Mr. Aries explained to the Board that he would like to construct a family room off the back of his garage which is on the right side of the house, which would include a mudroom and bathroom. The existing garage now violates the side setback. He will still have approximately 10' of storage space in the garage after the addition but would not be able to fit a car. According to Mr. Aries, the existing single story roofline will be maintained.

Mr. Lally inquired about the screening of the addition.

Mr. Aries stated that there were overgrown trees on the lot lines which had been trimmed and that a stockade fence was in place. By positioning the addition behind the garage, the yard will still be the main focus and not broken up with an addition. When asked about a boat stored on the right side of the house, Mr. Aries said that he was in the process of locating a slip for it.

No one else spoke either in favor of or against the project.

On a motion by Mr. Stebbins which was seconded by Mr. Belcher, it was voted unanimously to grant the Special Permit under Section 4.5.6 with the condition that the memorandum from the Board of Health to the Board of Appeals dated July 19, 2016 relative to construction conditions be made a part of this decision.

Vote to Approve Minutes

On a motion by Mr. Stebbins and seconded by Mr. Belcher, it was voted unanimously to approve the Minutes of the meeting of March 16, 2016.

Vote to Reconsider Decision

On a motion by Mr. Stebbins and seconded by Mr. Belcher, it was voted unanimously to reconsider the vote taken at the July 20, 2016 hearing for 29 Colby Way in response to the memorandum received by the Building Commissioner in which reconsideration was requested. This vote will be reconsidered at the meeting in September.

The hearing adjourned at 7:35 PM.

List of Documents:

34 Glen Road

- Zoning Board application filed 6-27-16 with attached plot plan and building plans
- Building Inspector comments for July 27, 2016
- Board of Health comments dated July 19, 2016
- Staff photographs of site