



Minutes for Meeting

Zoning Board of Appeals, via Zoom

January 10, 2022 at 7:00 PM

Members present: Jane Fisher Carlson, Winifred I. Li, Alan D. Rose, Jr.

11 Willard Road: a continuation of a hearing on a request by **Joe Scaparrotta** for a special permit for an addition.

The following members were present:

- Jane Fisher Carlson, Chair
- Winifred I. Li
- Alan D. Rose, Jr., Acting Secretary

Additional Documents in the Record:

- Site Plan, Proposed Condition, 11 Willard Road, prepared by IGNIS Design & Construction, a1.0, January 7, 2022
- Proposed Addition – Perspective 1, 11 Willard Road, prepared by IGNIS Design & Construction, a2.0, January 7, 2022
- Proposed Addition – Perspective 2, 11 Willard Road, prepared by IGNIS Design & Construction, a2.1, January 7, 2022
- First Floor Plan - Proposed Addition, 11 Willard Road, prepared by IGNIS Design & Construction, a3.0, January 7, 2022
- Second Floor Plan - Proposed Addition, 11 Willard Road, prepared by IGNIS Design & Construction, a3.1, January 7, 2022
- Basement Plan - Proposed Addition, 11 Willard Road, prepared by IGNIS Design & Construction, a3.2, January 7, 2022

- North Elevation, 11 Willard Road, prepared by IGNIS Design & Construction, a4.0, January 7, 2022
- West Elevation, 11 Willard Road, prepared by IGNIS Design & Construction, a4.1, January 7, 2022
- South Elevation, 11 Willard Road, prepared by IGNIS Design & Construction, a4.2, January 7, 2022
- East Elevation, 11 Willard Road, prepared by IGNIS Design & Construction, a4.3, January 7, 2022
- Landscape Plan, 11 Willard Road, prepared by Minglewood, Concord, MA, January 7, 2022

A Board member questioned whether a variance was needed for this project, or simply the special permit that was asked for in the hearing application. After some discussion, it was decided that only a special permit was necessary for the proposed addition because the proposal is not adding any new non-conformities. The lot is non-conforming due to size and lack of street frontage. The proposed addition does not encroach into the setbacks, although there is an existing shed in the setbacks. The elevation of the proposed addition is going up by approximately 10 feet, but is still under the 37 feet maximum allowable height.

Mark Harik, architect for the project, showed the Board the revisions that have been made to the roof pitch in the stairwell. The outdoor stairs leading down from the patio were also scaled back. Mr. Harik confirmed that the two-story family and living rooms are not intended to be enclosed and made into more living area by adding flooring in the open areas.

Angela Kearney, landscape architect for the project, presented site photos and a detailed Landscape Plan.

Cory Flashner, 27 Bemis Street, stated that he is in support of the project and feels it will be an improvement to the neighborhood.

Andrew Shact, 213 Merriam Road, stated that his is in support of the project and that the proposed home fits into the neighborhood.

Asa Phillips, 22 Bemis Street, stated he supports the proposed project with the Landscape Plan.

Following due and open deliberations, the Board, by unanimous decision, voted to grant a special permit to allow the Petitioner to build an addition in conformity with the most updated drawings submitted for the 1/10/22 meeting along with the Landscape Plan dated 1/7/22. No additional flooring in sections noted as “void” on the drawings shall be allowed.

In granting the special permit, the Board found that the addition to this home would not be substantially more detrimental to the neighborhood than the existing conditions.