



Minutes for Meeting

Zoning Board of Appeals, via Zoom

January 19, 2021 at 7:00 PM

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

**301 Meadowbrook Road:** a continuation on a request by Ryan and Jennifer Dessert requesting a special permit for a new garage and addition.

The Board held a public hearing on January 19, 2021, at 7:00 P.M., via Zoom video. The following members were present:

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

Documents added to the record:

- Revised submittal package including setback tables regarding the garage, sunroom, and addition proposals prepared by D. Michael Collins Architects, submitted 1/5/21.
- Architectural Drawing package for addition at 301 Meadowbrook Road, EX PH, EX 1.0, A1.1, A1.2, A2.1 prepared by D. Michael Collins Architects, dated 12/29/20.
- Proposed Plan and Elevation drawings for garage at 301 Meadowbrook Road Garage, prepared by D. Michael Collins Architects dated 10/23/20.
- Addendum package for 301 Meadowbrook Road, including RGFA neighborhood comparisons, neighborhood photographs, proposed garage left side elevation drawings, and existing and proposed Plot Plan, submitted 1/10/21.
- Town of Weston Historical Commission meeting minutes dated August 7, 2018 approving proposed work on Architectural Drawings, A.1.1, A.1.2, & A.2.1 dated 8/7/2018
- Email from Bill and Glen Harley, 3 Maple Road to V. Geary in support of the proposal

dated 1/11/21.

- Letter from The Weston Golf Club to the ZBA in support of the proposal dated 1/11/21.
- Letter from James Bradner, 295 Meadowbrook Road to the ZBA in support of the proposal dated 1/13/21.
- Letter from Peter and Suzanne Vocatura, 63 Wellesley Street, to the ZBA in support of the proposal dated 1/13/21.
- Email from Jayne Shelton and Henrik Andersen, 10 Maple Road, to V. Geary in support of the proposal dated 1/18/21.
- Email from Patrick and Cristina Murphy, 300 Meadowbrook Road, to V. Geary in support of the proposal dated 1/19/21.

Mr. Michael Collins, architect for the project, addressed the Board. He noted that the lot is non-conforming and that both the house and garage are pre-existing non-conforming. He stated that the proposed addition to the house meets all setback requirements. He also noted that the proposed reconstructed sunroom keeps the exact footprint of the current sun porch on piers. It will therefore be no more non-conforming than what currently exists.

Additional drawings submitted in an Addendum include a drawing with the height of the proposed garage, along with the relationship of the garage that is behind it on the abutter's property. The Addendum also includes photographs of various garages in the neighborhood and comparable RGFA's of homes in the neighborhood.

The RGFA ratio of the existing home is 12.3%. With the proposed additions, the new RGFA ratio would be 18.7%. The Desserts noted that their home would not have the highest RGFA ratio in the neighborhood, as there are several homes in the neighborhood with a higher RGFA ratio, as shown in the Addendum.

Annie Clutz, 40 Wellesley Street, appeared before the Board, and is in full support of the proposal. In addition, the Board received six letters from neighbors all in support of the project.

The Board noted that the RGFA ratio comparison submitted in the Addendum was helpful in determining that this proposal fits in with the neighborhood. A Board member expressed concern regarding having the new garage so close to the street with the increased height of the new garage. However, photographs of other neighborhood garages show similar styles of garage, and it was determined that this garage would be no more detrimental to the neighborhood.

Following due and open deliberation, the Board unanimously agreed that the proposed new garage, addition to the home, and reconstruction of the sunroom as presented in the Petitioner's plans would not be substantially more detrimental to the neighborhood than the

existing nonconforming dwelling. The special permit was granted.