



Minutes for Meeting

Zoning Board of Appeals, via Zoom

February 27, 2023 at 6:30 PM

Members present: Winifred I. Li, Stephen J. Larocque, Wendy Kaplan Armour

**22 Derby Lane:** a continuation of a hearing on a request by Andrew & Angela Rostami, requesting a special permit for an addition.

The following members were present:

- Winifred I. Li, Acting Chair and Acting Secretary
- Stephen J. Larocque
- Wendy Kaplan Armour

The Petitioners again appeared before the Board, this time with their builder, David Ott. The Board noted that the plot plan was corrected, the mistake regarding the elevation labels was corrected, and information on the bulkhead was provided. The Petitioners explained that the actual bulkhead which was installed is different than what was approved in 2015 because the original proposed bulkhead did not work with the grading of the site. The installed bulkhead is not poured concrete; it is a prefab structure attached to the building.

Following due and open deliberation, the Board, by unanimous roll-call vote, granted the requested special permit for a garage addition and second floor above, as shown in the drawings and plan as revised and submitted to the Board for this hearing. The Board determined that the addition would not be substantially more detrimental to the neighborhood than the existing nonconforming home on the property.

**470 Conant Road:** a continuation of a hearing on a request by Scott & Maryam King, requesting a variance for an addition.

The following members were present:

- Winifred I. Li, Acting Chair
- Stephen J. Larocque
- Wendy Kaplan Armour, Acting Secretary

Additional documents in the record include:

- 470 Conant Road, Driveway Grading Plan, prepared by Connorstone Engineering Inc., 2/13/23
- 470 Conant Road, Existing Site Plan, A0.01, prepared by Meyer & Meyer Architecture & Interiors, 2/27/23
- 470 Conant Road, Existing Floor Plans, A0.02, prepared by Meyer & Meyer Architecture & Interiors, 2/27/23
- 470 Conant Road, Existing Elevations, A0.03, prepared by Meyer & Meyer Architecture & Interiors, 2/27/23
- 470 Conant Road, Proposed Architectural Site Plan, A0.10, prepared by Meyer & Meyer Architecture & Interiors, 2/27/23
- 470 Conant Road, RGFA Calculations, A0.20, prepared by Meyer & Meyer Architecture & Interiors, 2/27/23
- 470 Conant Road, Lower Level Floor Plan, A1.00, prepared by Meyer & Meyer Architecture & Interiors, 2/27/23
- 470 Conant Road, Upper Level Floor Plan, A1.10, prepared by Meyer & Meyer Architecture & Interiors, 2/27/23
- 470 Conant Road, Roof Plan, A2.00, prepared by Meyer & Meyer Architecture & Interiors, 2/27/23
- 470 Conant Road, Exterior Elevations A2.00, prepared by Meyer & Meyer Architecture & Interiors, 2/27/23
- 470 Conant Road, Exterior Elevations A2.10, prepared by Meyer & Meyer Architecture & Interiors, 2/27/23

Scott and Maryam King, the Petitioners, along with their architect, Patrick Myers, appeared before the Board to describe the changes they made since the last hearing. They stated that they kept the three-car garage because they need the extra space and need handicap accessibility from the garage to the home. The revised plan shrinks the proposed garage by 2 feet in length and 3 feet in depth. They also submitted a civil site plan showing that there is a 50-foot elevation drop from the existing garage to the street level, resulting in many safety issues. The proposal also includes a re-facing of the home and adding a new roof to the home.

The Board questioned whether this type of addition would require a Board of Health septic system review.

The Board also questioned why the necessity of a three-car garage. The Petitioner stated that if they shrunk the garage to a two-car garage they would actually have a smaller RGFA than the existing home, and therefore the mortgage company would not allow that. The Board felt that the appropriate solution would be a 2-car garage with additional square footage added somewhere outside the zoning setbacks to satisfy the mortgage requirements.

David Stevens, 474 Conant Road, appeared before the Board to state he is in support of the proposed garage.

John Hennessy, 460 Conant Road, appeared before the Board stating he is in support of the project and that he believes the hardship of the Petitioners is that the existing driveway is not safe due to the topography of the lot.

The Board requested that the Petitioner provide a letter from the Board of Health, stating that the current septic system is adequate. The Board noted that if that system was not adequate and needed replacement, perhaps the proposed garage could be sited on that old septic system, which appears to be within the setbacks.

The Board voted unanimously to continue the hearing until April 25, 2023 at 7pm.