



**ZONING BOARD OF APPEALS
MINUTES OF MEETING, via Zoom**

April 5, 2021

Board Members Present: Larocque, Sitole, Sawyer

300 Meadowbrook Road: a petition by **Patrick Murphy** requesting an amendment to a special permit.

The following members were present:

- Steven Larocque, Acting Chair
- Sujit Sitole
- Natalie B. Sawyer, Acting Secretary

Documents in the record include:

- ZBA decision granting a special permit for an addition at 300 Meadowbrook Road, dated 9/19/19
- Letter from Weston Historical Commission to ZBA dated 5/27/19
- Letter from Weston Historical Commission to ZBA dated 3/3/21
- Markup of "Proposed Building Sections" drawing A7, 300 Meadowbrook Road with scale superimposed
- Letter from E. Nolan to Weston Historical Commission dated 2/8/21
- Letter from E. Nolan to Weston Historical Commission dated 2/28/21
- Memo from A. Giske to the Town of Weston dated 3/1/21
- Memo from A. Giske to the Town of Weston dated 1/11/21
- Structural Framing Plans, prepared by Reliable Truss and Components, Sheets 1-8, dated 6/19/20
- Letter from J. Field to P. Murphy, Stop Work Order, dated 2/2/21
- Plot Plan Showing New Additions, 300 Meadowbrook Road, prepared by R. Wilson and Associates, dated 2/25/21

- 300 Meadowbrook Road, Existing and Proposed Exterior Elevations, A1, prepared by Lincoln Architects, dated 3/26/21
- 300 Meadowbrook Road, Existing and Proposed Exterior Elevations, A2, prepared by Lincoln Architects, dated 3/26/21
- 300 Meadowbrook Road, Existing and Proposed Exterior Elevations, A3, prepared by Lincoln Architects, dated 3/26/21
- Explanation of Amendment to Special Permit, prepared by Elizabeth Nolan
- Email from J. Field with elevation measurements from Metrowest Engineering, dated 3/26/21
- 300 Meadowbrook Road, Rendered elevation drawings prepared by Lincoln Architects, 5 sheets, dated 4/1/21
- Design History document prepared by Elizabeth Nolan
- Email from D. Corbiere to V. Geary dated 3/23/21
- Letter from Historical Commission to ZBA dated 4/5/21
- 300 Meadowbrook Road, Proposed West Elevation, SKA1, prepared by Lincoln Architects, dated 4/1/21
- 300 Meadowbrook Road, Proposed North Elevation, SKA2, prepared by Lincoln Architects, dated 4/1/21
- 300 Meadowbrook Road, Proposed East Elevation, SKA3, prepared by Lincoln Architects, dated 4/1/21
- 300 Meadowbrook Road, Proposed East Palladian Window, SKA4, prepared by Lincoln Architects, dated 4/1/21
- 300 Meadowbrook Road, Proposed West Elevation Alternate, SKA 1A, prepared by Lincoln Architects, dated 4/1/21
- 300 Meadowbrook Road, Proposed East Elevation Alternate, SKA 3A, prepared by Lincoln Architects, dated 4/1/21
- Packet of 37 neighbor emails and letters in support of the Petitioner

The subject site, 300 Meadowbrook Road, (the “Premises”) is located in the Single Family Residential District B (SFRD B). The Premises comprises about 28,300 ft² in a district requiring a minimum of 40,000 ft². The lot has 126 ft of street frontage in a district requiring 200 ft. The home is located about 43 ft from Wellesley Street (50 ft required). The current RGFA is about 9.2%.

In advance of the continued hearing on April 5, 2021, the Petitioners modified their requested relief, now seeking to amend the 2019 Special Permit to cure their deviations from the Submitted Drawings (the “Request to Amend Special Permit”). The Petitioners reported that

they had met with the Historical Commission multiple times. As a result of those meetings, the Historical Commission had identified to the Petitioners several mitigation options for the North and West Elevations. Both the Petitioners and representatives of the Historical Commission reported disagreement over appropriate mitigations for the East Elevation, but that they believed further discussions would be beneficial. As a result, the Board further continued the hearing to April 12, 2021.