



Minutes for Meeting

Zoning Board of Appeals, via Zoom

April 25, 2023 at 6:45 PM

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

88 North Avenue: a continuation of a hearing on a request by Adrienne Giske on behalf of Alan Day and Nancy Vescuso requesting a special permit for an addition.

The following members were present:

- Stephen J. Larocque, Acting Chair
- Wendy Kaplan Armour, Acting Secretary
- Laura Mintz

Additional documents in the record include:

- 88 North Avenue, Proposed Plot Plan, prepared by Engineering Design Consultants, Inc., 4/20/23
- 88 North Avenue, Proposed RGFA Calculations, prepared by Adrienne A. Giske, RA, 4/22/23

Adrienne Giske, architect for the Petitioners, appeared before the Board. She had submitted an updated signed and sealed plot plan as requested and signed RGFA calculations.

Following due and open deliberation, the Board, by unanimous decision, granted a special permit for the addition as shown on the drawings submitted for this hearing. It was determined that the addition is not substantially more detrimental to the neighborhood than the existing non-conforming dwelling.

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, Garage Replacement Plan, prepared by Connorstone Engineering Inc., 4/10/23
- 470 Conant Road, Existing Site Plan, A0.01, prepared by Meyer & Meyer Architecture & Interiors, 4/25/23
- 470 Conant Road, Existing Floor Plans, A0.02, prepared by Meyer & Meyer Architecture & Interiors, 4/25/23
- 470 Conant Road, Existing Elevations, A0.03, prepared by Meyer & Meyer Architecture & Interiors, 4/25/23
- 470 Conant Road, Proposed Architectural Site Plan, A0.10, prepared by Meyer & Meyer Architecture & Interiors, 4/25/23
- 470 Conant Road, RGFA Calculations, A0.20, prepared by Meyer & Meyer Architecture & Interiors, 4/25/23
- 470 Conant Road, Lower Level Floor Plan, A1.00, prepared by Meyer & Meyer Architecture & Interiors, 4/25/23
- 470 Conant Road, Upper Level Floor Plan, A1.10, prepared by Meyer & Meyer Architecture & Interiors, 4/25/23
- 470 Conant Road, Roof Plan, A2.00, prepared by Meyer & Meyer Architecture & Interiors, 4/25/23
- 470 Conant Road, Exterior Elevations A2.00, prepared by Meyer & Meyer Architecture & Interiors, 4/25/23
- 470 Conant Road, Exterior Elevations A2.10, prepared by Meyer & Meyer Architecture & Interiors, 4/25/23
- Presentation by the Petitioner, 4/25/23

Scott and Maryam King, the Petitioners, appeared before the Board to describe the changes they made since the last hearing. Their attorney, Peter Covo and their architects, Patrick Myers and John Meyer, were also in attendance. The Petitioners reported that due to mortgage constraints, they are allowed to reduce the square footage of their home by 500 ft² in order to maintain their loan. They presented a revised design of a two car-garage, reducing the mass in the setbacks from the previous proposed design. The new proposed garage design is now 39

feet from the side setback and 26.5 feet from the street line.

The Petitioners noted that they had a septic Title 5 inspection done, documentation included in the Board's files, and the system passed with a small upgrade that has been completed. The Petitioners also had a tree protection plan done, resulting in moving the retaining wall away from the tree protection plan.

The Board expressed concern about the accuracy of the calculations for the roof demolition, currently noted on the Petitioners' submission of April 24, 2023. The Petitioner was reminded that if these calculations are revised, they will need to be resubmitted to the Board for review.

The Board also noted that this proposed 2-car garage is 830 ft² and the previously proposed 3-car garage was 864 ft², and that the new design only brings the garage back three more feet from the street line. This is a large 2-car garage. The Petitioners stated that they couldn't reduce the square footage any more because of mortgage constraints. The existing garage that will be demolished is 1331 ft². There was discussion about possibly shrinking the garage further and adding additional square footage to another part of the home, possibly on the second floor.

David Stevens, 474 Conant Road, appeared before the Board stating he would not approve of the garage if the roof becomes higher. The impact of raising the garage roof to create more square footage can be seen as more of an impact because it would be more visible from the street.

Following due and open deliberation, the Board, by unanimous decision, granted a variance for a new garage with respect to a 26.5-foot street setback and a 39-foot side setback substantially as shown on the plans submitted for this hearing. The variance was granted due to the uniqueness of the lot in that the existing location of the home and the septic system dictated the location of the proposed garage. The Board noted that the topography and wetlands on the lot prevent the garage from being built in any other portion of the lot. The Board also determined that the proposed garage would not be substantially more detrimental to the neighborhood than the preexisting, non-conforming dwelling.