



Minutes for Meeting

Zoning Board of Appeals, via Zoom

June 28, 2021 at 7:00 PM

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

**295 Glen Road**: a request by Zach Burnett on behalf of Bridget Thomsen for a special permit/amendment to a special permit for a pool.

The Board continued the public hearing on June 28, 2021 at 7:00 P.M., via Zoom video. The following members were present:

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

Additional documents in the record:

- Conceptual Masterplan, Thomsen Residence, 295 Glen Road, prepared by Lynch Landscaping & Tree, Sheet C-1, dated 5/21/21
- Revised Pool Plan, 295 Glen Road, Weston, MA, prepared by CCR Associates, dated June 28, 2021

Mr. Zach Burnett and Ms. Bridget Thomsen appeared before the Board, noting that since the last meeting on June 14, 2020, they decided to change the size of the proposed pool after discovering ledge beneath the structure they had originally planned. The size of the new pool, 18 feet in width by 32 feet in length, is shown on the Revised Pool Plan, dated June 28, 2021. In addition, according to the Revised Pool Plan, the size of the proposed hot tub would be 7 feet by 7 feet. No other dimensions or locations were changed.

The Board reviewed the landscape plan from Lynch Landscape & Tree, dated 5/21/21, that was submitted by the Petitioner. Mr. William Martin of 301 Glen Road, again appeared before the Board and said that he was satisfied with the landscape plan. The plan did not show the property boundary lines, but instead showed the lawn boundary, an initial cause of some confusion.

The Board noted that in its 2018 decision granting a special permit for the construction of a dwelling on the Premises, Mr. Burnett committed to install “all dark sky compliant exterior lighting (all spot lighting removed).” Mr. Burnett stated that for the current project, the only outdoor lighting would be eight recessed lights in the pool house, one light in the pool, and one light in the hot tub. There will be no outdoor spotlights.

Following due and open deliberation, the Board unanimously agreed that the revised pool and hot tub, along with the landscaping design presented in the Petitioner’s updated plans, would not be substantially more detrimental to the neighborhood than the existing nonconforming use of the property. This decision amends the Board’s December, 2018 special permit to include the larger pool and hot tub on the Premises, as depicted in the pool and landscaping plans submitted for the June 28, 2021 hearing.