



Minutes for Meeting

Zoning Board of Appeals, via Zoom

September 23, 2021 at 7:00 PM

Members present: Jane Fisher Carlson, Alan D. Rose, Jr., Stephen J. Larocque

99 Love Lane: a continued hearing on a request by **Tyler and Lauren Burns** requesting a special permit for an addition.

The Board held a public meeting on September 23, 2021, at 7:00 P.M., via Zoom video. The following members were present:

- Jane Fisher Carlson, Chair
- Alan D. Rose, Jr.
- Stephen J. Larocque, Acting Secretary

Additional documents in the record:

- 99 Love Lane, Proposed Site Plan Diagram, A0.01, prepared by Pauli & Uribe Architects LLC, dated 9/21/21
- 99 Love Lane, Proposed First Floor Plan, A1.01, prepared by Pauli & Uribe Architects LLC, dated 9/21/21
- 99 Love Lane, Proposed Second Floor Plan, A1.02, prepared by Pauli & Uribe Architects LLC, dated 9/21/21
- 99 Love Lane, Proposed Third Floor Plan, A1.03, prepared by Pauli & Uribe Architects LLC, dated 9/21/21
- 99 Love Lane, Proposed West Exterior Elevation, A3.01, prepared by Pauli & Uribe Architects LLC, dated 9/21/21
- 99 Love Lane, Proposed East Exterior Elevation, A3.02, prepared by Pauli & Uribe Architects LLC, dated 9/21/21

- 99 Love Lane, Proposed North & South Exterior Elevation, A3.03, prepared by Pauli & Uribe Architects LLC, dated 9/21/21
- Residential Properties within 300' of 99 Love Lane
- Letter from R. & E. DeVito dated 9/10/21
- Email from M. & C. Lucas dated 9/22/21
- Letter from M. & K. McGovern dated 9/22/21

Richard Pignataro, architect for the Petitioners, along with Tyler and Lauren Burns appeared before the Board. Mr. Pignataro explained that they revised the garage addition to reduce the depth of the garage by two feet, so it is now 11 feet from the property line, instead of the previous design which had it at 9 feet from the property line. They felt they could not reduce the depth of the garage any more and still have it be functional. Mr. Pignataro stated that they considered shifting the entire garage forward, but felt that this would impact the Historical Commission's approval of the project, as they most likely would not prefer the garage forward of the home.

The Petitioners submitted three letters from abutters, all supporting the project. Most notably, the abutter most impacted by the setback limits, 85 Love Lane, was supportive of the project. The Board discussed at length the building addition's further encroachment toward the southerly direction of the site. The Board concluded that the placement of the addition did not exacerbate the non-conformity, as the triangular configuration of the site presents a significant challenge for any expansion plan for the residence. The applicant reiterated that their hope was to preserve the home rather than tear it down, and the only expansion space that could meet their program is the southerly expansion as shown in the plans. The Board concurred. The neighborhood comparison plan was helpful in allowing the Board to determine that the addition would not be more detrimental to the neighborhood.

Following due and open deliberation, the Board, by unanimous roll-call vote, granted the requested special permit for an addition as proposed in the drawings submitted for this hearing. The Board determined that the proposed addition would not be substantially more detrimental to the neighborhood than the existing nonconforming home.