



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

**April 14, 2021**

Board Members Present: Li, Rose, Jr., Sitole

**189 Merriam Street:** a continuation of a hearing on a petition by **David Connolly, DPC Properties LLC** requesting a special permit for an addition.

The Board held a public hearing on April 14, 2021, at 7:30 P.M., via Zoom video. The following members were present:

- Winifred I. Li, Acting Chair and Acting Secretary
- Alan D. Rose, Jr.
- Sujit Sitole

Documents in the record include:

- ZBA Petition Plan of 189 Merriam Street in Weston, MA, prepared by Connorstone Engineering Inc., Revised 2/17/21
- Proposed Sewage Disposal System, prepared by Connorstone Engineering, 1/21/21
- Plan of Land of 189 Merriam Street in Weston, MA, prepared by Connorstone Engineering Inc., 2/25/21
- House Renovation, 189 Merriam St., Drawings A1, A2, A3, A4, A5, and A6 [elevations and floor plans], prepared by Paul R. Lessard, 2/19/21
- House Renovation, 189 Merriam St., Drawing A2, prepared by Paul R. Lessard, 11/3/20, on which the petitioner or the petitioner's representative has made hand-drawn revisions
- Letter from George F. Connors, Counselor At Law, Northboro and Hopkinton, MA, to the Weston Zoning Board of Appeals, 2/25/21
- Memorandum from Town of Weston Historical Commission to John Field, 1/19/21

The Board continued the hearing from the previous March 30, 2021 hearing.

Additional documents submitted for the record:

- Letter from George F. Connors to Weston Zoning Board of Appeals with RGFA analysis, 4/13/21
- House Renovation, 189 Merriam St., RGFA Calculations, Drawing A1, prepared by Paul R. Lessard, 4/12/21, and copies of assessors cards for houses in the neighborhood
- House Renovation, 189 Merriam St., Drawings A1, A2, A3, A4, A5, and A6 [elevations and floor plans], prepared by Paul R. Lessard, 4/12/21

David Connolly, the Petitioner, appeared before the Board with his attorney, George F. Connors. They presented the RGFA calculations of the proposed house and the neighboring houses for comparison. Mr. Connors stated that the proposed house has an RGFA/lot area ratio of 11.4%

The Board commented that this calculation is not accurate because the proposed living area on the third floor was not included in the calculations. The third floor adds another 1,099 square feet to the RGFA of the proposed house. In addition, the RGFA calculations for some of the neighborhood houses included underground basements which should not have been included. The result is that the RGFA of the proposed house is understated and the average of the RGFA's of the neighboring houses is inflated.

The Board also noted that the Historical Commission had not approved the current proposed garage.

Jonathan Eagle, 185 Merriam Street, expressed displeasure with the amount of clear-cutting of trees on the Premises, but he was otherwise supportive of the renovation of the house.

The Board requested the Petitioner to submit corrected RGFA calculations, which should include all above-grade finished areas, per the Zoning By-Law definition of RGFA. In addition, the Board requested the Petitioner to seek the Historical Commission's determination on the current proposed garage configuration before returning to the ZBA.

The Board voted unanimously to continue the hearing to May 12, 2021 at 7:00 P.M.