



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

April 26, 2021

Board Members Present: Larocque, Sitole, Sawyer

300 Meadowbrook Road: a continuation of a hearing on 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
 - Email from P. Murphy to J. Field dated April 26, 2021 part 1
 - Email from P. Murphy to J. Field dated April 26, 2021 part 2

The Petitioners appeared before the Board and presented, what they described as, design flaws in the original Submitted Drawing and arguments why the Submitted Drawings were not feasible. Mr. Quaille, architect for the Petitioners, explained why the roof that was in the schematics approved by the 2019 Special Permit was not an ideal design and would potentially have water leaking and other maintenance issues.

Steven Wagner, Phyllis Halperin, John Thompson, Henry Stone, and Kathryn Scadden from the Historical Commission (again having noticed a meeting and appearing as a group) appeared before the Board to describe their numerous meetings with Mr. Quaile, including a most recent meeting on April 21, 2021. The Historical Commission agreed to support a mitigation of a lowered hip-style roof on the addition with a raised gutter line so that the Petitioners could reuse some of the existing roof. The Historical Commission believes that the hip roof is an appropriate and necessary mitigation of the Petitioners' deviations in order to reduce the scale and massing of the gambrel addition that is too large. According to the Historical Commission, the Petitioners were to submit a revised A3 East Elevation drawing for review. However, the A3 drawing submitted by the Petitioners on April 23, 2021 does not reflect these changes that were agreed upon at the Historical Commission meeting.

Mr. Murphy addressed the Board, stating that he has made over 20 changes to the design of the addition per the requests of the Historical Commission and that he is now asking for an amendment to the 2019 Special Permit to allow him to keep the gable roof on the East elevation addition as has been built. Mr. Murphy presented to the Board photos of neighboring homes with gable style roofs.

The Board requested that the Petitioners submit architectural drawings depicting all mitigations that the Petitioners have agreed to make; including all mitigations identified by the Historical Commission, with the sole exception of the roof mitigation on the East Elevation addition. In addition, the Board asked the Petitioners to submit the landscape plan that was previously requested. The hearing was continued until Monday, May 3, 2021 at 7pm.