



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

April 12, 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

The Board continued the hearing from the April 5, 2021 hearing. The Historical Commission (after appropriate notice) appeared as a group. Both the Petitioners and the Historical Commission reported that they had met, but that they disagreed regarding appropriate mitigations to the East Elevation. The Historical Commission objected to the Request to Amend Special Permit on the basis of the Petitioners' violation of the prior permit, and that, absent further mitigation, the as-built project would have a negative impact on the neighborhood and community. The principal issue raised by the Historical Commission was the deviation of the East addition's roof, from a hip roof to a gable-style roof. Also at issue was the use of painted wood shutters (with louvers and hung with keepers). The Historical Commission also reported

to the Board that the Town hired Metrowest Engineering to survey the roof line elevations, and discrepancies were found versus what had been shown on the Submitted Drawings. These new elevations were given to Mr. Quaille, architect for the project, to be incorporated into new drawings. In better news, the parties did report agreement on mitigations to the West and North elevations, and Mr. Quaille presented such modifications to the Board.

Ryan Dessert, 301 Meadowbrook Road, appeared before the Board to express his approval for the project and for the proposed changes.

Elly Pendergast, 59 Wellesley Street, appeared before the Board to state that she believes that what was built is different than what was designed, but commended the Historical Commission and the Petitioners for working together to come to a solution.

Peter Vocatura, 63 Wellesley Street, appeared before the Board to state his support for the revised plans.

David Fixler, 40 Loring Road, appeared before the Board stating his concern about the precedent this case would set if the addition is allowed to remain as built, and not per the Historical Commission's design that was approved.

Patrick and Cristina Murphy, the Petitioners, both addressed the Board explaining the hardships their family has endured due to the delays of the construction on their home.

The Board noted the progress made in identifying mitigations to be made by the Petitioners. The Board suggested that the Petitioners and the Historical Commission meet again with revised drawings from Mr. Quaille to resolve the outstanding issues. The Board also noted that they would like to see the landscaping plan prior to the next meeting. The hearing was continued until April 26, 2021.