



Minutes for Meeting

## Zoning Board of Appeals, Weston Town Hall

April 29, 2019; 7:00 p.m.

Board Members present: Larocque, Li, and Sawyer

35 Hubbard Road: application by Sean Stuber, 35 Hubbard Road (Map 58, Lot 92), requesting a special permit for additions.

Pursuant to the foregoing notice the Board held a public hearing on Monday, April 29, 2019 at 7:00 pm, at the Weston Town Hall. The following members were present:

- Winifred Li, Chair
- Stephen LaRocque
- Natalie B. Sawyer, Acting Secretary

Documents in the record include:

- "Certified Site Plan, 35 Hubbard Road, Weston, MA", prepared by Ron Natoli PLS, Biddeford, ME dated February 2, 2019
- "Site Plan", "Basement, First & Second Floor plans", "Elevations", "Framing Plans", "House Sections", "Door, Window Schedules, General Notes", "Existing Site Plan", "Existing Basement, First & Second Floor plans", "Existing Elevations", and "Existing House Sections", prepared by Aniello & Associates, Upton, MA dated February 20, 2019

The subject site, 35 Hubbard Road, Weston, Massachusetts (the "Premises") is located in Single Family Residence District B. The dwelling is a Cape style house with screened in porch. The proposal is to demolish the screened in porch and put in a two-story addition as well as adding a covered stoop and concrete patio. There are trees lining the property on three sides.

The Premises currently has a front setback of 49.9ft to the street line (50ft required) and approximately 73ft to the street centerline (75ft required). The Premises currently has a west side setback of approximately 33ft (35ft required), which is non-conforming. The proposed two-story addition encroaches further on the west side property line, as it would be 24.5ft away from the property line. The proposed front stoop would be 45.32ft away from the front property line.

Winifred Li opened the hearing. The Board questioned why the proposed addition was located on the west side of the house, when there is more room on the east side or on the back.

Mr. Stuber stated it is because there is already an existing structure on the west side (screened in porch) and therefore it already has a door opening and HVAC work. The septic tank is located in the rear of the house.

The Board noted that the existing porch encroaches into the setback about 1-2 feet, and the proposed structure is encroaches significantly more (10.5 ft). There is also encroachment into the front setback with the proposed covered stoop. The existing home has a RFGA of 8.0% and proposed addition puts the RFGA at 10.35%

The Board asked how many neighbors have two-story houses. Mr. Stuber estimated about 50% of houses in the neighborhood are two-story homes. It was noted that there are no existing variances for this property.

A neighbor, Georgia Argyrople, 25 Hubbard Road, spoke as to how she feels the addition is welcome. She lives on the east side of the Premises.

The property on the west side, #41 Hubbard Road would be the most impacted. Mr. Stuber stated that he spoke to them and they were mostly concerned with construction; no issues with the planned addition. Mr. Stuber also stated that all the neighbors he spoke to were supportive of the addition. The board noted that #41 Hubbard Road is about 10' higher in elevation than #35 Hubbard Road.

The Board has asked Mr. Stuber to receive a letter or email of support from the owners of 41 Hubbard Road and 36 Hubbard Road, since those two properties would be impacted the most. The Board decided to continue the decision until 7:30 pm on June 3, 2019.