



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

May 12, 2021

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

632 Wellesley Street: a continuation of a hearing on a request by **Rob Shannon, Leyne and Shannon Inc.** for a special permit for an addition.

The following members were present:

- Alan D. Rose, Jr., Acting Chair and Acting Secretary
- Stephen J. Larocque
- Natalie B. Sawyer

Mr. Shannon appeared before the Board and requested a continuance to the hearing because the Planning Board has not issued their Certificate of Action. The Planning Board closed the public hearing on the case and is due to issue the Certificate of Action on May 26, 2021.

The hearing was continued until June 1, 2021 at 7 pm.

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

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
- 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
- Letter from Historical Commission to John Field, 5/5/21
- Letter from George F. Connors to Zoning Board of Appeals, 5/6/21, with supplemental RGFA analysis
- House Renovation, 189 Merriam St., RGFA Calculations, Drawing A1, prepared by Paul R. Lessard, 4/28/21
- House Renovation, 189 Merriam St., Drawings A1, A2, A3, A4, A5, and A6 [elevations and floor plans], prepared by Paul R. Lessard, 4/28/21

David Connolly, the Petitioner, again appeared before the Board with his attorney, George F. Connors.

The Board noted that the Historical Commission had approved the Petitioner's latest plans and drawings with a few architectural changes and the Board had received the Petitioner's revised RGFA calculations.

Mr. Connors summarized the corrected RGFA calculations. The proposed house would result in an RGFA/lot area ratio of 14.12%. It was noted that the other houses in the neighborhood had both higher and lower RGFA/lot area ratios than the proposed house.

Jonathan and Linda Eagle, 185 Merriam Street, appeared before the Board and stated that they are in support of the project and are looking forward to having an improved house on the Premises.

Following due and open deliberation, the Board determined unanimously that the Petitioner's proposed addition (including attached garage) to the pre-existing nonconforming structure on

the pre-existing nonconforming lot would not be substantially more detrimental to the neighborhood than the existing nonconforming dwelling on the existing nonconforming lot. Although the proposed addition adds mass in the setbacks, it does not encroach any further into the setbacks than the existing house does. The proposed RGFA/lot area ratio is not out of line with that of other homes in the neighborhood, and is mitigated by the fact that the proposed enlarged structure is sited in the back of the Premises, far from the street. The Board voted unanimously to grant the requested special permit for construction of the addition (including attached garage) as shown on the plans prepared by Paul R. Lessard dated 4/28/21 and on ZBA Petition Plan of 189 Merriam Street in Weston, MA prepared by Connorstone Engineering Inc. dated 2/17/21, subject, however, to the following conditions: (1) the existing garage shall be removed; and (2) the Petitioner shall comply with the Historical Commission's determination letters dated 1/19/21 and 5/5/21 respecting materials, architectural elements and style.