

**ZONING BOARD OF APPEALS
MINUTES OF MEETING
MAY 26, 2016**

Town of Bedford
Bedford Town Hall
Lower Level Conference Room

PRESENT: Todd Crowley, Chair; Angelo Colasante, Vice Chair; Jeffrey Dearing; Michelle Puntillo; Kay Hamilton

ABSENT: Carol Amick, Clerk; Robert Kalantari

Mr. Crowley read the emergency evacuation notice. The Zoning Board of Appeals (ZBA) members and assistant introduced themselves.

PETITION #043-16 – Amy Coffey, for 415 Davis Road, seeks a Special Permit per Sections 7.1.2 and 7.1.4 of the Zoning Bylaw to demolish house and construct larger house on non-conforming lot.

PRESENTATION: Mr. Dearing, Acting Clerk, read the notice of the hearing.

Ms. Coffey introduced herself and stated that she was interesting in demolishing the house at 415 Davis Road and rebuilding a new one in its place. She said that this required a Special Permit because the lot was non-conforming due to lot size. She commented that the current house, built in 1954, was two stories and approximately 1,600 square feet; the proposed house was 4,000 square feet with the possibility of finishing up to 1,200 square feet for the basement. She showed some photographs of houses that had inspired her in terms of architecture and aesthetics, and said she hoped to add as many charming details as possible to the dwelling, such as a copper roof, gray fiber cement boards, and curved walls.

There was conversation about the walkout basement and whether it would require one or more steps to reach grade. There was also discussion about site details such as water drainage and the retaining wall.

Ms. Puntillo asked whether the applicant was planning to live at this house. Ms. Coffey said that she was not; she lived on Fletcher Road and this was the second house that she was designing.

The Board talked at length with the applicant about the height of the proposed house. Ms. Coffey said that both she and her architect had met with Christopher Laskey, the Code Enforcement Director, so she was confident that the height met the new Bylaw requirements. Mr. Colasante said that, even if the back of the house with the walkout basement reached the maximum of 35 feet, the front of the house would actually present itself as three or four feet below that and would look closer to 31 or 32 feet.

Mr. Crowley opened the hearing to the public.

Jason Cookson, of 411 Davis Road, said he lived next door and primarily came to this hearing just to see Ms. Coffey's proposal firsthand. He said that he had no problems with this application and supported it.

With no further comments or questions from those in attendance, Mr. Crowley closed the public hearing.

DELIBERATIONS:

Mr. Crowley stated that this was a Special Permit application, and the two requirements of a Special Permit were that the project was not injurious or detrimental to the neighborhood and was in keeping with the intent and purpose of the Bylaw. He said he wished that this proposed house was a bit smaller, because it could ultimately be 5,200 square feet with a finished basement, but he understood the reality of the marketplace and also felt that Davis Road could support a structure like this more than some other streets in town. Mr. Dearing agreed that the size made sense for this particular neighborhood, and he noted that this was also a larger lot, even though it was technically undersized. Mr. Colasante said that this street was changing and he felt that this proposal fit in with it. He added that he was glad to see that one of the neighbors supported the project as well. Ms. Hamilton said that she had no problem with the house design, but she cautioned the applicant that it may take six or eight months before it was sold because these types of homes didn't seem to be selling as quickly in the last year. Ms. Coffey stated that her first house sold quite fast so she was hoping that would happen again here.

Mr. Crowley called for a motion.

MOTION:

Mr. Dearing moved to grant Amy Coffey, for 415 Davis Road, a Special Permit per Sections 7.1.2 and 7.1.4 of the Zoning Bylaw to demolish house and construct larger house on non-conforming lot, substantially as shown on Exhibit A (proposal packet including plans, photographs, and plot plan).

Mr. Colasante seconded the motion.

Voting in favor: Crowley, Colasante, Dearing, Puntillo, and Hamilton

Voting against: None

Abstained: None

The motion carried unanimously, 5-0-0.

Mr. Crowley explained that the Board had 14 days to write a decision, after which time there was a 20-day appeal period. The applicant was then responsible for getting the

decision recorded at the Registry of Deeds. Once the decision was recorded, the applicant may apply for a Building Permit.

Ms. Coffey thanked the Board members for their time. Mr. Crowley wished her luck with the project.

BUSINESS MEETING:

April 28 Meeting Minutes

Mr. Crowley called for a motion to approve the April 28 meeting minutes.

MOTION:

Mr. Colasante moved to approve the minutes of the April 28, 2016 meeting, as amended.

Ms. Puntillo seconded the motion.

Voting in favor: Crowley, Colasante, Dearing, and Puntillo

Voting against: None

Abstained: Hamilton

The motion carried, 4-0-1.

May 12 Meeting Minutes

Mr. Crowley called for a motion to approve the May 12 meeting minutes.

MOTION:

Mr. Colasante moved to approve the minutes of the May 12, 2016 meeting, as written.

Ms. Hamilton seconded the motion.

Voting in favor: Crowley, Colasante, Dearing, Puntillo, and Hamilton

Voting against: None

Abstained: None

The motion carried unanimously, 5-0-0.

Adjournment

Ms. Puntillo moved to adjourn the meeting.

Mr. Colasante seconded the motion.

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Voting in favor: Crowley, Colasante, Dearing, Puntillo, and Hamilton
Voting against: None
Abstained: None

The motion carried unanimously, 5-0-0.

The meeting adjourned at 8:10 PM.

Todd Crowley, Chair

Date

Respectfully Submitted,

Scott Gould
ZBA Assistant