Call the Meeting to Order

Mr. Trefethen called the meeting to order at 7:00 PM. Mr. Trefethen explained that the meeting is being held virtually due to the current social distancing regulations and how members of the public can access the meeting. WACA recorded the meeting.

Public Hearing – 135 High Street Special Permit

Mr. Trefethen opened the public hearing for 135 High Street by reading the legal ad. Philip Zachos, applicant, explained that he is seeking a special permit for an accessory dwelling unit (ADU) in order to have space for his mother and stepfather. Ivan Hernandez, applicant's architect, reviewed the plans for the unit, which is a two story accessory dwelling unit on the rear of a new attached garage. Mr. Trefethen reviewed the requirements of the ADU bylaw, and confirmed with the applicant that he will continue to reside in the house, and that the property is served by town water. The applicant stated that the property has a septic system, and is still in the process of having the system expansion approved by the Board of Health. Mr. Trefethen confirmed with the applicant that there are no exterior passageways, and that there is an interior doorway between the house and accessory unit. Mr. Hernandez confirmed that there is a back door with a few steps to the ground. Mr. Trefethen asked if Mr. Zachos has received any feedback from his neighbors, and Mr. Zachos stated that he has not. Mr. Trefethen, referring to the plan of land, asked if the other garage is used as a garage. Mr. Zachos confirmed that it is used as storage but not as a garage. Mr. Trefethen asked, and Mr. Zachos confirmed, that there are three cars on the property.

Mr. Trefethen stated that the existing residence is 4,109 square feet, and the ADU is 1,034 square feet. Mr. Trefethen asked how the existing living area was calculated, and Mr. Hernandez stated that it represents the first, second and third floor of the house. Mr. Trefethen noted a difference between the calculated square footage and the square footage listed on the property record card, and Mr. Hernandez noted that the property card might not include the third floor. Mr. Trefethen asked, and Mr. Hernandez confirmed that the ADU square footage does not include the garage. Ms. Snellings stated that the garage shouldn't be included because it is not habitable area. Mr. Trefethen noted that the ADU is 25.1642% of the existing house, which is slightly over the allowed 25% limit. Mr. Trefethen noted that
he was not troubled by the slight difference. Mr. Forestal asked if the mudroom connecting the house to the ADU is included in the ADU square footage, and Mr. Hernandez stated that it is not included. Mr. Band stated he would like more clarification on what is habitable area and the difference between the house's square footage measurements.

Mr. Siegel asked about handicap accessibility, and Mr. Hernandez stated that access could be accommodated with a ramp and a chair lift. Mr. Green asked, and Mr. Hernandez confirmed, that the unit is attached to the main residence. A brief discussion of how this application differed from past ADU applications followed. Mr. Band and Mr. Forestal discussed whether the mudroom connecting the addition to the main residence is a common wall. Mr. Forestal stated that the ADU does share a wall with the main residence because the mudroom connects the areas and there is an entrance on the second floor of the mudroom area. Mr. Trefethen stated that the ZBA does not normally consider fractions of percentages when considering square footage, and would be comfortable rounding down to 25% in this case, and Mr. Forestal and Mr. Band agreed.

Mr. Trefethen opened the hearing to public comment. Mark Dassoni, 49 Hawthorn Road, expressed support for creating housing for the applicant's family members, and concern that the ADU is over the size limit.

Mr. Trefethen reviewed the requirements for a special permit. He noted that ADUs meet community needs by allowing family members to live together, traffic flow will not be affected because there are already three cars on the property, the utilities are sufficient, neighborhood character will not be negatively impacted, the project will not have effects on the natural environment, will have little or no impact on town services, the tax base will increase and temporary employment will be created during construction. Mr. Trefethen asked Ms. Snellings to draft a decision reflecting the discussion. Mr. Forestal motioned, and Mr. Band seconded, to continue the meeting to March 22, 2021 at 7PM which passed with the following vote:

Mr. Trefethen: Aye
Mr. Band: Aye
Mr. Forestal: Aye
Mr. Green: Aye
Mr. Siegel: Aye

Public Hearing – 0 Memorial Drive Comprehensive Permit

Mr. Trefethen stated that the applicant has requested a continuance to the March 22 meeting. Mr. Trefethen read the applicant's continuance request dated March 2, 2021 into the record. Mr. Green motioned, and Mr. Band seconded, to continue the hearing to March 22, 2021 at 7PM, which passed with the following vote:

Mr. Trefethen: Aye
Mr. Band: Aye
Mr. Forestal: Aye
Mr. Green: Aye
Mr. Siegel: Aye
Minutes Approval

Mr. Band motioned, and Mr. Green seconded, to approve the minutes from February 8, 2021 which passed with the following vote:

- Mr. Trefethen: Aye
- Mr. Band: Aye
- Mr. Forestal: Aye
- Mr. Green: Aye
- Mr. Siegel: Aye

Minutes from the February 22, 2021 were continued to the next meeting.

Administrative Matters and Staff Updates

The meeting was adjourned at 8:05PM.

Documents Presented

1) ZBA Meeting Agenda for March 8, 2021

2) 135 High Special Permit Application

3) 0 Memorial Drive Continuance Request dated March 2, 2021

4) Feb. 8, 2021 draft minutes