

Zoning Board of Appeals

City Council Chambers

Woburn City Hall

Wednesday, September 18, 2024 – 6:00 p.m.

Present: Chair Margaret Pinkham, Member John Ryan, Member Daniel Parrish, Member Anne Chatfield, and Alternate Member Mark Cavicchi. Absent: Member Richard Clancy

- 1. Gregory Farber, 63 Jefferson Avenue, Woburn, MA, Petitioner and Landowner, seeking a Special Permit from Section 7.3 of the 1985 Woburn Zoning Ordinances, as amended, for an addition to a single-family home at 63 Jefferson Avenue, Woburn, MA:** Also representing the applicant was Casey Brownell, Green Soul Architecture LLC, Boston, MA. Ms. Brownell said the project is an addition to a single-family residence. She said roughly 300-square-feet is being added. She said the house is on a corner lot and that is why they need a special permit. Chair Pinkham asked if this is a single-story addition. Ms. Brownell answered affirmatively. Chair Pinkham asked if any members of the board have questions. There were no respondents. Chair Pinkham asked if anyone in the audience wished to address the board in regard to the petition. There were no respondents. Chair Pinkham said this looks really straightforward to her. Motion made by Member Parrish and seconded by Member Chatfield to grant the special permit based on the drawings and documents submitted to the board; in favor, 5-0-1.
- 2. White Builders, Inc. 73 Pleasant St., Woburn, MA, Petitioner, and Lauren and Sabato LoRusso, 5 Flint Circle, Woburn, MA, Landowners, seeking a Special Permit from Section 7.3 of the 1985 Woburn Zoning Ordinances, as amended, for an addition to a single-family home at 5 Flint Circle, Woburn, MA:** Representing the applicant was Marshall White, White Builders, Inc., 73 Pleasant St., Woburn, MA. Chair Pinkham asked if Mr. White wants to give the board an overview of what he is trying to build. Mr. White said the existing house has a pre-existing non-conformity. He said his client wants to add to the front right corner of the dwelling. He said the addition was designed with the character of the neighborhood in mind. Chair Pinkham asked if the house is being converted from a Cape style to Colonial. Mr. White said the goal is to add a half story that looks like a dormer. Chair Pinkham said she does not see anything in the plans that references the elevation. Mr. White said Sheet A-3 of the building plans shows the elevation. He said the plan is to bump the roof up so it meets the existing roofline. He said the second floor will be living space and will run the entire length of the house. Chair Pinkham asked how many bedrooms and bathrooms there are in the existing and proposed versions of house. Mr. White said there are two bedrooms and 1.5 bathrooms in the existing house and there will be four bedrooms and 2.5 bathrooms in the proposed version of the house. Chair Pinkham asked if anyone in the audience wished to address the board in regard to the petition. There were no respondents. Motion made by Member Ryan and seconded by Member Parrish to grant the special permit; approved, 5-0-1.

- 3. 9 Robert Ave LLC, 70 Nashua Street, Woburn, MA, Petitioner and Landowner, seeking a Special Permit from Section 7.3 of the 1985 Woburn Zoning Ordinances, as amended, for an addition to a single-family home at 9 Robert Avenue, Woburn, MA:** Representing the applicant was Vinicius Silva, 70 Nashua Street, Woburn., MA. Mr. Silva said he is the manager of 9 Robert Ave LLC. He said he is seeking an overlay of a single-story Ranch style home with about 1,000-square-feet of living space with a 2.5-story addition and a 2-car garage. He said the addition will remain within the existing setbacks. He said the lot size is non-conforming. Chair Pinkham asked if the garage is existing. Mr. Silva said he is proposing the garage. Chair Pinkham asked how many bedrooms and bathrooms there are in the existing house and how many are in the proposed house. Mr. Silva said there are three bedrooms and one bathroom in the existing house and four bedroom and three bathrooms in the proposed house. Chair Pinkham asked how there will be access to the basement. Mr. Silva said there is a set of stairs to the basement. Chair Pinkham asked if there will be a bulkhead. Mr. Silva said there is a set of stairs. Member Parrish said there appears to be a door on Page 2.2 of the building plans. Mr. Silva said one of the doors is to a basement, one is to a mudroom and the other is to a basement. He said these are shown on the top of Page 2.2. Chair Pinkham asked if the basement will be finished. Mr. Silva answered affirmatively. Chair Pinkham asked what is in the basement. Mr. Silva said there is open space and a mechanical room. Chair Pinkham asked if there is attic space. Mr. Silva said the attic will be used for storage. Chair Pinkham said she does not see a plan for the attic. Mr. Silva said he does not have a plan for the attic. Chair Pinkham asked how the attic will be accessed. Mr. Silva said there is a drop-down ladder. Member Ryan asked if the home will remain a single-family. Mr. Silva answered affirmatively. Member Chatfield asked where the fourth bedroom will be located. Mr. Silva said there are three bedrooms on the second floor and one bedroom on the first floor. Chair Pinkham asked if anyone in the audience wished to address the board in regard to the petition. There were no respondents. Chair Pinkham said anytime she sees a good-sized addition that has a direct entry she is concerned. She said she is concerned the basement will become a separate dwelling unit. She said she would propose the board - if it is inclined to grant the special permit - that the standard list of conditions retaining the single-family status of the home be attached. She said she is not casting any aspersions. Member Parrish said he agrees. Motion made by Member Parrish and seconded by Member Ryan to grant the special permit with the board's standard conditions that retain the single-family status of the dwelling; approved, 5-0-1.
- 4. Approval of minutes from meeting of August 14, 2024:** Chair Pinkham said she has made some edits, which she has given to the clerk. Motion made by Member Parrish and seconded by Member Ryan to approve the minutes of August 14, 2024, as amended; all in favor, 5-0-1.
- 5. Any other matters that may be legally before the board:** Chair Pinkham said she attended a meeting with the City Solicitor, the Building Commissioner and the City Council President at the end of August, to discuss the state statute regarding accessory dwelling units. She said the zoning code is going to have to be updated. She said a basement can be used as a separate dwelling unit if it is not mentioned in the statute. She

said the City Solicitor is reviewing the proposed changes. She said the purpose is to increase housing in the state. Member Parrish asked if there was any discussion about setbacks. Chair Pinkham answered affirmatively. She said the Building Commissioner has already spent time thinking about this issue. She said there is a lot to be considered. Member Ryan said he commends the city officials who are getting ahead of this issue. He said there has been a lot of coverage in the news. He said the potential of what could happen is crazy. He asked how much jurisdiction the board will have. Chair Pinkham said the board will have to comply with state law. She said she thinks it's a pretty good size at 900 square feet. She said it will be interesting to see how it plays out. Member Ryan asked if Airbnb type dwelling units would be impacted. Chair Pinkham said the statute is really short, but the guidance is really long. Member Chatfield asked if parking is addressed. Chair Pinkham said at least one parking spot for the accessory unit will have to be provided. Member Parrish said from what he is hearing it sounds like it could be a situation like Ch. 40B. Chair Pinkham said she does not think it is like 40B. She said it could be similar to what the board has been asking about bedrooms and bathrooms. Chair Pinkham said the board's next meeting will be on Wednesday, October 16, 2024, at 6 p.m.

- 6. Motion made by Member Chatfield and seconded by Member Parrish to adjourn;** approved, 5-0-1. Chair Pinkham adjourned the meeting at 6:23 p.m.

ATTEST:

Gordon Vincent

Clerk of the Zoning Board of Appeals